

CA 0474-06: Harbours at Solomons: Grading Permit
Vol. 1 of 3

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YMSA-S-1829-5657

Collinson, Oliff & Associates, Inc.

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Memo

To: Chesapeake Bay Critical Area Commission
Attr: Mary Owens
From: Keith E. Ulrich, COA Project Manager
CC: File
Date: September 14, 2006
Project: Harbours at Solomons
Re: 20% Rule Calculation – Additional information

Mary,

Attached please find additional 20% rule Calculations. The following items provided:

1. Area 1, 2, 3-4, 5, 6 series computations for zero loading. For area 1, 2, 3-4, and 6 WQv, Forebay, Permanent Pool Volume and routing computation for Multi pond area 1, Wet Ed pond area 2, Wet ED Pond Area 3&4, and Multiple pond area six. For area 5 a bio retention worksheet for WQv vs. surface area.
2. Contec information on Stormfilter
3. 30 scale drawings of pond and bio retention sites graded.
4. 100 scale of overall site with pond and bio retention grading.
5. ~~SWM Letter of Understanding~~

Any questions give me a call.

Collinson, Oliff Associates, Inc.Surveyors ~ Engineers ~ Land Planners
288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Area 2.xls
8/28/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 2
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	4.63 acres	4.63 acres
Ia:			
Bldg.	=	0.01 acres	0.94 acres
Pave	=	0.46 acres	0.94 acres
Alleys	=	0.00 acres	0.19 acres
Conc.	=	0.05 acres	0.00 acres
Sidewlk	=	0.00 acres	0.48 acres
Gravel	=	0.26 acres	0.00 acres
<u>Drives</u>	=	<u>0.00 acres</u>	<u>0.18 acres</u>
Total	=	0.78 acres	2.73 acres
I= (Ia Tot / A)	=	17%	59%
Rv=0.05+0.009*I	=	0.20	0.58
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 2.3 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 6.6 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 4.8 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.

Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	SERIES DEVICE EFFICIENCY 50%	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Wet ED Pond	60%	X	100.0%	X	6.6	=	4.0 lbs.	0.8 lbs.
Storm Filter	50%	25%	48.0%	X	6.6	=	0.8 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = 0.0 lbs.

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 20% Rule.

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Water Quality & Recharge Volume Computation Sheet

Site:	HAS		
Location:	First District Calvert County MD		
COA Authorization #:	1-8667		
Date:	August 3, 2006		
Designer:	KEU		
For:	CC GROUP		
Drainage Area :	2		
Water Quality Volume - WQv			
Drainage Area(A) :	4.63	Acres	
Impervious Area (I) :	2.73	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover = I / A =		58.96	
Rv = 0.05 + 0.009(I) =		0.58	
WQv (Ac-ft) = (P)(Rv)(A)/12 =		0.22	
Sites w/ < 15% Imp. cover - WQv (Acre-ft) = (0.2)(A)/12 =		0.08	
WQv (Acre-ft) =		0.22	
Groundwater Recharge Volume - Rev			
Drainage Area (A) :	4.63	Acres	
Impervious Area (I) :	2.73	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover (I) = Impervious Area - Disc Roof / D A =		58.96	
Rv = 0.05 + 0.009(I) =		0.58	
HSG	Soil Area w/in DA	% of Total D.A.	S
A Soil	0.00	0%	0.38
B Soil	0.00	0%	0.26
C Soil	0.00	0%	0.13
D Soil	0.00	0%	0.07
Total Composite Soil Specific Range Factor			0.00
Percent Volume Method (Structural Practices - Rev)			
Groundwater Recharge Volume in Acre-ft (Rev) = (S)(Rv)(A)/12 =		0.00	
Percent Area Method (Non-Structural Practices - Rev)			
Measured impervious Cover (Ai)=		2.73	Acres
Groundwater Recharge Volume in Acre-ft (Rev) = (S)(Ai) =		0.00	

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Forebay Computaion Sheet

Site:	HAS
Location:	SOLOMONS
COA Authorization #:	1-8667
Date:	August 3, 2006
Designer:	KEU
For:	CC GROUP

Drainage Area : 2

Forebay WQv vs Depth

Contour	Area	Depth	Volume cf	Cum Vol. Cf	Cum Vol ac-ft
4	2772				
		1	3358	3358	
5	3944				0.08
		1	4608	7966	
6	5271				0.18

Forebay sized on 0.1 inch of runoff from impervious area. 2.73 acres impervious

WQv Volume Required = 0.03ac ft Volume provided at depth = 4.37

WQv Volume Provided = 0.10 ac ft Volume provided at depth = 6.0

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Permanent Pool Volume Computation Sheet for WQv

Site:	HAS				
Location:	SOLOMONS				
COA Authorization #:	1-8667				
Date:	August 3, 2006				
Designer:	KEU				
For:	CC GROUP				
Drainage Area :	2				
Depth vs Volume Permanent Pool					
Contour	Area	Depth	Volume cf	Cum Vol. Cf	Cum Vol ac-ft
1	692	1	1096	1096	
2	1500	1	2098	3194	0.03
3	2696	1	4748	7942	0.07
4	6800	1	7927.5	15869.5	0.18
5	9055	1	10068.5	25938	0.36
6	11082	1	11861	37799	0.60
7	12640	1	13482.5	51281.5	0.87
8	14325	1	16523	67804.5	1.18
9	18721				1.56
Volume Required: WQv (After credits Applied) = 0.22 ac ft Volume provided at depth = 4.22					
This volume includes forebay					
Volume Provided: WQv (After credits Applied) = 0.48 ac ft Volume provided at depth = 5.5					

MASTER DESIGN STORM SUMMARY

Network Storm Collection: Calvert County

Return Event	Total Depth in	Rainfall Type	RNF ID
Dev 1	2.8000	Synthetic Curve	TypeII 24hr
Dev 2	3.4000	Synthetic Curve	TypeII 24hr
Dev 10	5.3000	Synthetic Curve	TypeII 24hr
Dev100	7.6000	Synthetic Curve	TypeII 24hr

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)

(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
*OUT AREA 2	JCT	1	.612		12.0700	11.68		
*OUT AREA 2	JCT	2	.829		12.0700	15.06		
*OUT AREA 2	JCT	10	1.534		12.0600	26.45		
*OUT AREA 2	JCT	100	2.404		12.0500	40.72		
POND AREA 2	IN POND	1	.727		12.0200	13.51		
POND AREA 2	IN POND	2	.944		12.0200	17.33		
POND AREA 2	IN POND	10	1.649		12.0200	29.39		
POND AREA 2	IN POND	100	2.519		12.0200	43.77		
POND AREA 2	OUT POND	1	.612		12.0700	11.68	5.76	.175
POND AREA 2	OUT POND	2	.829		12.0700	15.06	5.83	.193
POND AREA 2	OUT POND	10	1.534		12.0600	26.45	6.04	.246
POND AREA 2	OUT POND	100	2.404		12.0500	40.72	6.22	.290

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)

(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
SUB 2 POST	AREA	1	.727		11.9200	13.51		
SUB 2 POST	AREA	2	.944		11.9200	17.33		
SUB 2 POST	AREA	10	1.649		11.9200	29.39		
SUB 2 POST	AREA	100	2.519		11.9200	43.77		

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20% IDA Area 3&4.xls
8/28/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 3&4
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	13.95 acres	13.95 acres
Ia:	Bldg.	= 0.05 acres	2.84 acres
	Pave	= 0.04 acres	2.62 acres
	Alleys	= 0.00 acres	0.41 acres
	Conc.	= 0.40 acres	0.00 acres
	Sidewlk	= 0.00 acres	1.12 acres
	Gravel	= 1.78 acres	0.00 acres
	<u>Drives</u>	= <u>0.00 acres</u>	<u>0.77 acres</u>
	Total	= 2.27 acres	7.76 acres
I= (Ia Tot / A)	=	16%	56%
Rv=0.05+0.009*I	=	0.19	0.55
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 6.5 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 18.8 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 13.6 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	SERIES DEVICE EFFICIENCY 50%	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Wet ED pond	60%	X	100.0%	X	18.8	=	11.3 lbs.	2.3 lbs.
Storm Filter	50%	25%	49.0%	X	18.8	=	2.3 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = 0.0 lbs.

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 20% Rule.

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Water Quality & Recharge Volume Computation Sheet

Site:	HAS		
Location:	First District Calvert County MD		
COA Authorization #:	1-8667		
Date:	August 3, 2006		
Designer:	KEU		
For:	CC GROUP		
Drainage Area :	3&4		
Water Quality Volume - WQv			
Drainage Area(A) :	13.95	Acres	
Impervious Area (I) :	7.76	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover = I / A =		55.63	
Rv = 0.05 + 0.009(I) =		0.55	
WQv (Ac-ft) = (P)(Rv)(A)/12 =		0.64	
Sites w/ < 15% Imp. cover - WQv (Acre-ft) = (0.2)(A)/12 =		0.23	
WQv (Acre-ft) =		0.64	
Groundwater Recharge Volume - Rev			
Drainage Area (A) :	4.94	Acres	
Impervious Area (I) :	2.51	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover (I) = Impervious Area - Disc Roof / D A =		50.81	
Rv = 0.05 + 0.009(I) =		0.51	
HSG	Soil Area w/in DA	% of Total D.A.	S
A Soil	0.00	0%	0.38
B Soil	0.00	0%	0.26
C Soil	0.00	0%	0.13
D Soil	0.00	0%	0.07
Total Composite Soil Specific Range Factor			0.00
Percent Volume Method (Structural Practices - Rev)			
Groundwater Recharge Volume in Acre-ft (Rev) = (S)(Rv)(A)/12 =		0.00	
Percent Area Method (Non-Structural Practices - Rev)			
Measured impervious Cover (Ai)=		2.51	Acres
Groundwater Recharge Volume in Acre-ft (Rev) = (S)(Ai) =		0.00	

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Forebay Computaion Sheet

Site:	HAS
Location:	SOLOMONS
COA Authorization #:	1-8667
Date:	August 3, 2006
Designer:	KEU
For:	CC GROUP

Drainage Area : 3&4

Forebay WQv vs Depth

Contour	Area	Depth	Volume cf	Cum Vol. Cf	Cum Vol ac-ft
4	3064				
		1	3539	3539	
5	4014				0.08
		1	4549	8088	
6	5084				0.19

Forebay sized on 0.1 inch of runoff from impervious area. 7.76 acres impervious

WQv Volume Required = **0.07 ac ft** Volume provided at depth = **4.87**

WQv Volume Provided = **0.19 ac ft** Volume provided at depth = **6.0**

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Permanent Pool Volume Computation Sheet for WQv

Site:	HAS				
Location:	SOLOMONS				
COA Authorization #:	1-8667				
Date:	August 3, 2006				
Designer:	KEU				
For:	CC GROUP				
Drainage Area :	3&4				
Depth vs Volume Permanent Pool					
Contour	Area	Depth	Volume cf	Cum Vol. Cf	Cum Vol ac-ft
1	2046	1	2515	2515	
2	2984	1	3532	6047	0.06
3	4079	1	6236	12283	0.14
4	8393	1	9572	21854	0.28
5	10750	1	12066	33920	0.50
6	13382	1	14834	48754	0.78
7	16285	1	17663	66416	1.12
8	19040	1	20446	86862	1.52
9	21852				1.99
Volume Required: WQv (After credits Applied) = 0.64 ac ft Volume provided at depth = 5.50					
This volume includes forebay					
Volume Provided: WQv (After credits Applied) = 0.64 ac ft Volume provided at depth = 5.50					

MASTER DESIGN STORM SUMMARY

Network Storm Collection: Calvert County

Return Event	Total Depth in	Rainfall Type	RNF ID
Dev 1	2.8000	Synthetic Curve	TypeII 24hr
Dev 2	3.4000	Synthetic Curve	TypeII 24hr
Dev 10	5.3000	Synthetic Curve	TypeII 24hr
Dev100	7.6000	Synthetic Curve	TypeII 24hr

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)

(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
*OUT AREA 3/4	JCT	1	2.094		12.0900	33.94		
*OUT AREA 3/4	JCT	2	2.737		12.0800	44.42		
*OUT AREA 3/4	JCT	10	4.843		12.0700	77.55		
*OUT AREA 3/4	JCT	100	7.454		12.0700	117.29		
POND AREA 3/4IN	POND	1	2.094		12.0400	37.22		
POND AREA 3/4IN	POND	2	2.737		12.0400	48.19		
POND AREA 3/4IN	POND	10	4.843		12.0300	82.91		
POND AREA 3/4IN	POND	100	7.454		12.0300	124.58		
POND AREA 3/4OUT	POND	1	2.094		12.0900	33.94	6.12	.182
POND AREA 3/4OUT	POND	2	2.737		12.0800	44.42	6.24	.221
POND AREA 3/4OUT	POND	10	4.843		12.0700	77.55	6.60	.340
POND AREA 3/4OUT	POND	100	7.454		12.0700	117.29	6.95	.467

Name.... Watershed

File.... Q:\LDDR-3\Keith\1-8667HASDOC\DOCS\SWM\Area 3&4\HASPST3&4.PPW

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)

(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
SUB 3/4 POST	AREA	1	2.094		11.9400	37.22		
SUB 3/4 POST	AREA	2	2.737		11.9400	48.19		
SUB 3/4 POST	AREA	10	4.843		11.9300	82.91		
SUB 3/4 POST	AREA	100	7.454		11.9300	124.58		

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Prince Frederick, Maryland 20678

20% IDA Area 5.xls

8/28/2006

IDA Zone: 20% Rule Calculations

PROJECT: Sol. Harbour
 LOCATION: Dowell Rd
 Area 5
 JOB #: 1-8667

NEW DEVELOPMENT

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	2.12 acres	2.12 acres
Ia:			
Bldg.	=	0.03 acres	0.04 acres
Pave	=	0.00 acres	0.22 acres
Alleys	=	0.00 acres	0.00 acres
Conc.	=	0.01 acres	0.00 acres
Sidewlk	=	0.00 acres	0.16 acres
Gravel	=	0.25 acres	0.00 acres
<u>Drives</u>	=	<u>0.00 acres</u>	<u>0.00 acres</u>
Total	=	0.29 acres	0.42 acres
I= (Ia Tot / A)	=	14%	20%
Rv=0.05+0.009*I	=	0.18	0.23
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = 0.5 \times A = 1.1 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)] = 1.2 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre}) = 0.3 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.

Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	SERIES DEVICE EFFICIENCY 50%	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Bio Retention Area	50%	X	50.0%	X	1.2	=	0.3 lbs.	0.0 lbs.
		0%	0.0%	X	1.2	=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = 0.0 lbs.

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 20% Rule.

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Water Quality & Recharge Volume Computation Sheet

Site:	HAS		
Location:	First District Calvert County MD		
COA Authorization #:	1-8667		
Date:	August 3, 2006		
Designer:	KEU		
For:	CC GROUP		
Drainage Area :	5		
Water Quality Volume - WQv			
Drainage Area(A) :	2.12	Acres	
Impervious Area (I) :	0.42	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover = I / A =		19.81	
Rv = 0.05 + 0.009(I) =		0.23	
WQv (Ac-ft) = (P)(Rv)(A)/12 =		0.04	
Sites w/ < 15% Imp. cover - WQv (Acre-ft) = (0.2)(A)/12 =		0.04	
WQv (Acre-ft) =		0.04	
Groundwater Recharge Volume - Rev			
Drainage Area (A) :	2.12	Acres	
Impervious Area (I) :	0.42	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover (I) = Impervious Area - Disc Roof / D A =		19.81	
Rv = 0.05 + 0.009(I) =		0.23	
HSG	Soil Area w/in DA	% of Total D.A.	S
A Soil	0.00	0%	0.38
B Soil	0.00	0%	0.26
C Soil	0.00	0%	0.13
D Soil	0.00	0%	0.07
Total Composite Soil Specific Range Factor			0.00
Percent Volume Method (Structural Practices - Rev)			
Groundwater Recharge Volume in Acre-ft (Rev) = (S)(Rv)(A)/12 =		0.00	
Percent Area Method (Non-Structural Practices - Rev)			
Measured impervious Cover (Ai)=		0.42	Acres
Groundwater Recharge Volume in Acre-ft (Rev) = (S)(Ai) =		0.00	

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Bioretention WQV vs Surface area

Site:	HAS		
Location:	First District Calvert County MD		
COA Authorization #:	1-8667		
Date:	August 3, 2006		
Designer:	KEU		
For:	CC GROUP		
Drainage Area :	5		
Water Quality Volume - WQv			
$A_f = (WQv)(df) / ((K)(hf+df)(tf))$			
WQv Required:	0.04		
Total:	0.04		
k = Coefficient of permeability of filter media (ft/day) 0.5			
hf = Average Height of Water Above Filter Bed 0.5			
df = Filter Bed Depth 2.5			
tf = Design Filter Bed Drain Time (2.0 Days for Bioretention) 2			
WQv = Water Quality volume (Ac Ft) (Can be WQv & Rev Combined) 0.04			
WQv = Water Quality Volume in Cubic Feet 1,742			
Surface Area of Filter Bed (sq ft) 1452			
Surface Area of Filter Bed (Ac - ft) 0.03			
Sedimentation Basin Computation			
Drainage Area: 2.2 Acres			
Impervious Area: 0.42 Acres			
Drainage area Impervious %: 19			
I <or= 75%	Asf = 0.066xWqv	Asf = 115	square feet
I > 75%	Asf = 0.081xWqv	Asf = 141	square feet
Pretreatment Required			
25% of WQv: 363			

Collinson, Oliff Associates, Inc.

Surveyors ~ Engineers ~ Land Planners

288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Area 6.xls
8/30/2006**IDA Zone: 20% Rule Calculations**

PROJECT: Sol. Harbour
 LOCATION: Dowell Rd
 Area 6
 JOB #: 1-8667

NEW DEVELOPMENT

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	10.07 acres	10.07 acres
Ia:			
Bldg.	=	0.06 acres	2.15 acres
Pave	=	0.00 acres	0.46 acres
Alleys	=	0.00 acres	0.19 acres
Conc.	=	0.29 acres	0.00 acres
Sidewlk	=	0.00 acres	0.37 acres
Gravel	=	0.13 acres	0.00 acres
Drives	=	0.00 acres	0.28 acres
Total	=	0.48 acres	3.45 acres
I= (Ia Tot / A)	=	5%	34%
Rv=0.05+0.009*I	=	0.10	0.36
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = 0.5 \times A = 5.0 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)] = 8.9 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre}) = 4.9 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.

Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	SERIES DEVICE EFFICIENCY 50%	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Multiple Pond	65%	X	100.0%	X	8.9	=	5.8 lbs.	-0.9 lbs.
		0%		X		=	lbs.	-0.9 lbs.
		X		X		=	lbs.	-0.9 lbs.
		X		X		=	lbs.	-0.9 lbs.
		X		X		=	lbs.	-0.9 lbs.
		X		X		=	lbs.	-0.9 lbs.

Offset Required = (0.9) lbs.

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 20% Rule.

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410-535-3101 : 301-855-1599 : Fax 410-535-3103

Water Quality & Recharge Volume Computation Sheet

Site:	HAS		
Location:	First District Calvert County MD		
COA Authorization #:	1-8667		
Date:	August 3, 2006		
Designer:	KEU		
For:	CC GROUP		
Drainage Area :	6		
Water Quality Volume - WQv			
Drainage Area(A) :	10.07	Acres	
Impervious Area (I) :	3.45	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover = I / A =		34.26	
Rv = 0.05 + 0.009(I) =		0.36	
WQv (Ac-ft) = (P)(Rv)(A)/12 =		0.30	
Sites w/ < 15% Imp. cover - WQv (Acre-ft) = (0.2)(A)/12 =		0.17	
WQv (Acre-ft) =		0.30	
Groundwater Recharge Volume - Rev			
Drainage Area (A) :	10.07	Acres	
Impervious Area (I) :	3.45	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover (I) = Impervious Area - Disc Roof / D A =		34.26	
Rv = 0.05 + 0.009(I) =		0.36	
HSG	Soil Area w/in DA	% of Total D.A.	S
A Soil	0.00	0%	0.38
B Soil	0.00	0%	0.26
C Soil	0.00	0%	0.13
D Soil	0.00	0%	0.07
Total Composite Soil Specific Range Factor			0.00
Percent Volume Method (Structural Practices - Rev)			
Groundwater Recharge Volume in Acre-ft (Rev) = (S)(Rv)(A)/12 =		0.00	
Percent Area Method (Non-Structural Practices - Rev)			
Measured impervious Cover (Ai)=		3.45	Acres
Groundwater Recharge Volume in Acre-ft (Rev) = (S)(Ai) =		0.00	

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410-535-3101 : 301-855-1599 : Fax 410-535-3103

Forebay Computaion Sheet

Site:	HAS				
Location:	SOLOMONS				
COA Authorization #:	1-8667				
Date:	August 3, 2006				
Designer:	KEU				
For:	CC GROUP				
Drainage Area :	6				
Forebay WQv vs Depth					
Contour	Area	Depth	Volume cf	Cum Vol. Cf	Cum Vol ac-ft
10	703				
		1	924	924	
11	1145				0.02
		1	1414	2338	
12	1682				0.05
Forebay sized on 0.1 inch of runoff from impervious area. 3.45 acres impervious					
WQv Volume Required = 0.03ac ft			Volume provided at depth = 10.3		
WQv Volume Provided = 0.05 ac ft			Volume provided at depth = 12.0		

Collinson Oliff & Associates, Inc.

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P.O. Box 2209 Prince Frederick, Maryland 20678

410-535-3101 : 301-855-1599 : Fax 410-535-3103

Permanent Pool Volume Computation Sheet for WQv

Site:	HAS				
Location:	SOLOMONS				
COA Authorization #:	1-8667				
Date:	August 3, 2006				
Designer:	KEU				
For:	CC GROUP				
Drainage Area :	6				
Depth vs Volume Permanent Pool					
Contour	Area	Depth	Volume cf	Cum Vol. Cf	Cum Vol ac-ft
5	2391				
		1	3066	3066	
6	3740				0.07
		1	4464	7530	
7	5188				0.17
		1	5961	13490	
8	6733				0.31
		1	7554	21044	
9	8375				0.48
		1	9776	30820	
10	11176				0.71
		1	12316	43136	
11	13456				0.99
		1	14708	57843	
12	15959				1.33
		1	17300	75143	
13	18640				1.73
		1	19819	94962	
14	20998				2.18
Volume Required: WQv (After credits Applied) = 0.30 ac ft Volume provided at depth = 10.92					
This volume includes forebay					
Volume Provided: WQv (After credits Applied) = 0.99 ac ft Volume provided at depth = 11.0					

MASTER DESIGN STORM SUMMARY

Network Storm Collection: Calvert County

Return Event	Total Depth in	Rainfall Type	RNF ID
Dev 1	2.8000	Synthetic Curve	TypeII 24hr
Dev 2	3.4000	Synthetic Curve	TypeII 24hr
Dev 10	5.3000	Synthetic Curve	TypeII 24hr
Dev100	7.6000	Synthetic Curve	TypeII 24hr

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)
(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
*OUT AREA 6	JCT	1	1.252		12.0800	20.74		
*OUT AREA 6	JCT	2	1.687		12.0700	27.85		
*OUT AREA 6	JCT	10	3.145		12.0500	54.08		
*OUT AREA 6	JCT	100	4.988		12.0500	84.40		
POND AREA 6	IN POND	1	1.252		12.0200	23.59		
POND AREA 6	IN POND	2	1.687		12.0200	31.69		
POND AREA 6	IN POND	10	3.145		12.0200	57.94		
POND AREA 6	IN POND	100	4.988		12.0200	89.76		
POND AREA 6	OUT POND	1	1.252		12.0800	20.74	11.31	.099
POND AREA 6	OUT POND	2	1.687		12.0700	27.85	11.42	.134
POND AREA 6	OUT POND	10	3.145		12.0500	54.08	11.67	.219
POND AREA 6	OUT POND	100	4.988		12.0500	84.40	11.92	.306

Name.... Watershed

File.... Q:\LDDR-3\Keith\1-8667HASDOC\DOCS\SWM\Area 6\HASPST6.PPW

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)

(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
SUB 6 POST	AREA	1	1.252		11.9200	23.59		
SUB 6 POST	AREA	2	1.687		11.9200	31.69		
SUB 6 POST	AREA	10	3.145		11.9200	57.94		
SUB 6 POST	AREA	100	4.988		11.9200	89.76		

Area 1 7 AC SF AREAS
 2 2.2 AC
 3/4 6-8 AC



Filtration Products

The CONTECH Stormwater Solutions division provides filtration Best Management Practices (BMPs) designed to meet the most stringent regulatory requirements for stormwater treatment. Our products remove the most challenging target pollutants using sustainable media – including total suspended solids (TSS), soluble heavy metals, oil and grease, and total nutrients. Product field-proven performance has earned hundreds of standalone BMP approvals from regulatory agencies nationwide. CONTECH Stormwater Solutions has a filtration solution for every site.

- Total nutrients
- Organic toxicants

Applications

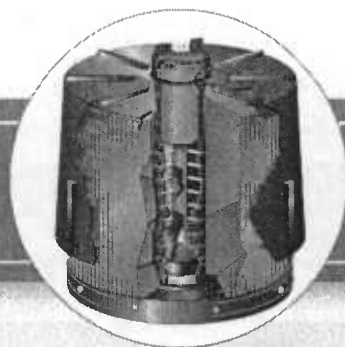
- Commercial, municipal, and industrial sites
- High-density and single-family residential sites
- Maintenance, transportation and port facilities
- Parking lots
- Arterial roads
- Bridges

Why Filtration?

- Provides the highest treatment level of any standalone, passive BMP
- Meets the most stringent regulatory requirements
- Scalable cartridge-based design allows sizing to meet project requirements
- Targets site-specific pollutants with customized filtration media
- HS-20 rated, underground BMPs maximize land use

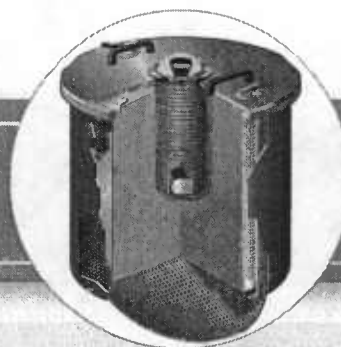
About CONTECH Stormwater Solutions

When you select CONTECH Stormwater Solutions, you'll get much more than stormwater management products. You'll have dedicated, knowledgeable engineers and technical experts to help you select the right technology to meet your regulations. Our organization is committed to preserving water resources by providing customized, site-specific stormwater treatment solutions. And, every product is backed by the most comprehensive lab, field and independent testing in the industry. As one of the four divisions of CONTECH Construction Products – Stormwater, Bridge, Earth Stabilization, and Drainage – we bring you the most comprehensive portfolio of solutions in the industry. Every day. Every site.



**The Stormwater Management
StormFilter®**

- Siphon-actuated filtration
- Surface cleaning mechanism extends maintenance intervals
- Uniform sediment loading increases cartridge longevity
- Five optimized configurations fits different applications
- Cartridge-based system provides exact sizing
- Dry sump means no water to remove during maintenance
- Extensive field verification studies prove performance



VortFilter®

- Low headloss filtration
- Up-flow, radial cartridge maximizes surface area
- Efficient design includes pretreatment and sediment storage in one structure

www.contechstorm.com

Filtration

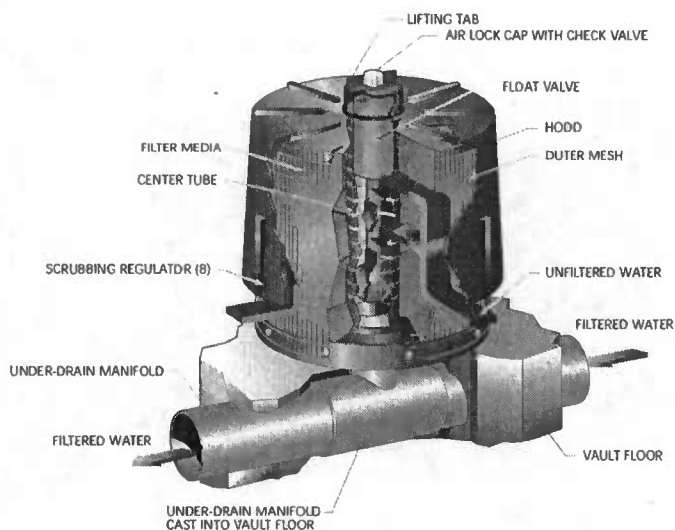
StormFilter

Siphon-actuated filtration

Designed to meet stringent regulatory requirements, The Stormwater Management StormFilter® targets a full range of pollutants in urban runoff. Using a variety of sustainable media and passive filtration, the StormFilter effectively removes TSS, soluble heavy metals, oil and grease, and total nutrients.

The patented surface cleaning system prevents surface blinding and extends the cartridge life cycle as well as maintenance intervals. The StormFilter is cost-effective, highly reliable, and easy to install.

From small, pre-fabricated catch basins to large box culvert and panel vaults, StormFilter systems are installed underground, leaving valuable land available for development. The compact design also reduces construction and installation costs by limiting excavation.

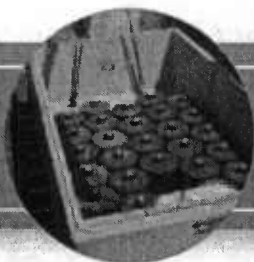


How does it work?

The StormFilter is a passive, siphon-actuated, media-filled filter cartridge that traps and adsorbs particulates and pollutants.

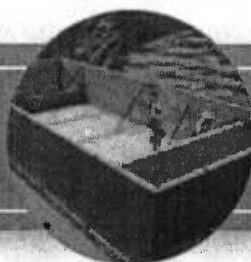
During a storm, runoff passes through the filtration media and starts filling the cartridge center tube. Air below the hood is purged through a one-way check valve as the water rises. When water reaches the top of the float, buoyant forces pull the float free and allow filtered water to drain.

After the storm, the water level in the structure starts falling. A hanging water column remains under the cartridge hood until the water level reaches the scrubbing regulators. Air then rushes through the regulators releasing water and creating air bubbles that agitate the surface of the filter media, causing accumulated sediment to drop to the vault floor. This patented surface-cleaning mechanism helps restore the filter's permeability between storm events.



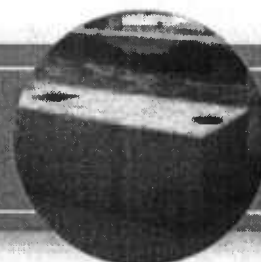
Vault StormFilter

- Site-specific design treats the water quality storm
- Engineered to simplify the entire stormwater system and lower overall cost
- Easy installation — arrives on-site fully assembled



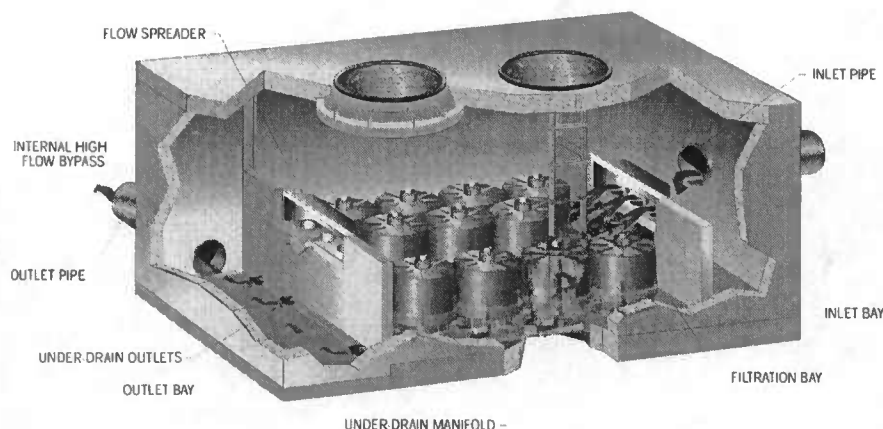
High Flow StormFilter

- One structure for easy installation
- Sized to meet the site-specific treatment rate for lower capital, installation and maintenance costs
- Reduces labor and site work associated with cast-in-place designs



Volume StormFilter

- Volume-based
- Configured as an entire system or partial system (pretreatment captures the WQv; filtration flow control)
- Low cost installation — precast components simplify installation



The Stormwater Management StormFilter®

- An array of filtration media targets site-specific pollutants
- Designed for maintenance cycles of one year or longer so your filtration system remains active all year long
- Flow-based and volume-based systems available to fit regulations on your project
- Pre-manufactured designs make installation easier, save you time and money
- Cartridge-based systems provide exact sizing for every project
- Dry, or nearly dry, between storm events with optional Drain-Down — no water to remove during maintenance

Media Choices

Our filtration products can be customized using different filter media to target site-specific pollutants. A combination of media is often recommended to maximize pollutant removal effectiveness.



Perlite is naturally occurring puffed volcanic ash. Effective for removing TSS, oil and grease.



CSF[®] Leaf Media and MetalRx[™] are created from deciduous leaves processed into granular, organic media. CSF is most effective for removing soluble metals, TSS, oil and grease, and neutralizing acid rain. MetalRx, a finer gradation, is used for higher levels of metal removal.



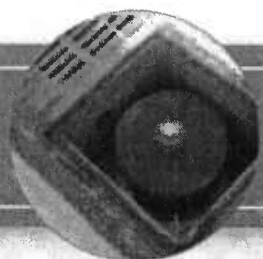
Zeolite is a naturally occurring mineral used to remove soluble metals, ammonium and some organics.



GAC (Granular Activated Carbon) has a micro-porous structure with an extensive surface area to provide high levels of adsorption. It is primarily used to remove oil and grease and organics such as herbicides and pesticides.

	Perlite	CSF	MetalRx	Zeolite	GAC
Sediments	✓◆	✓			
Oil and Grease	✓◆	✓	✓		
Soluble Metals		✓	✓	✓◆	
Organics		✓	✓		✓◆
Nutrients	✓	✓	✓	✓	
✓ - StormFilter Application ◆ - VortFilter Application					

Note: Indicated media are most effective for associated pollutant type. Other media may treat pollutants, but to a lesser degree.



CatchBasin StormFilter

- Low cost, ideal for small sites with stringent regulations
- Low hydraulic profile
- 3-in-1 design: Catch basin, high flow bypass, filtration BMP
- Easy installation — arrives on-site fully assembled



Curb-Inlet StormFilter

- Low drop filtration meets stringent treatment regulations on low drop sites
- Curb inlet installs out of the roadway, and treats sheet flow as it enters the stormwater system
- 3-in-1 design reduces costs and simplifies design

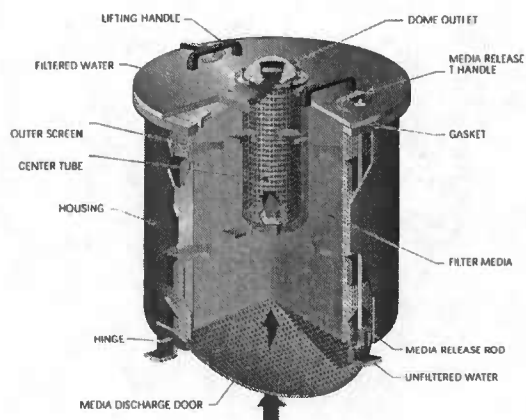
VortFilter®

Low headloss filtration

Using a powerful combination of three proven treatment processes in one system, VortFilter® is engineered to effectively remove very fine particulates, which carry nutrients, metals, hydrocarbons and other contaminants from urban runoff.

The use of radial flow cartridges in an up-flow configuration reduces total headloss, making it a great alternative when minimal drop is available, while making the most efficient use possible of the media surface area. The cartridge media-release feature dumps spent media directly into the sedimentation basin, allowing for removal of media and accumulated pollutants in one operation.

The VortFilter is available in round concrete structures or precast vaults, and uses Perlite, Zeolite, or GAC media.



How does it work?

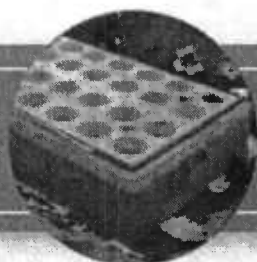
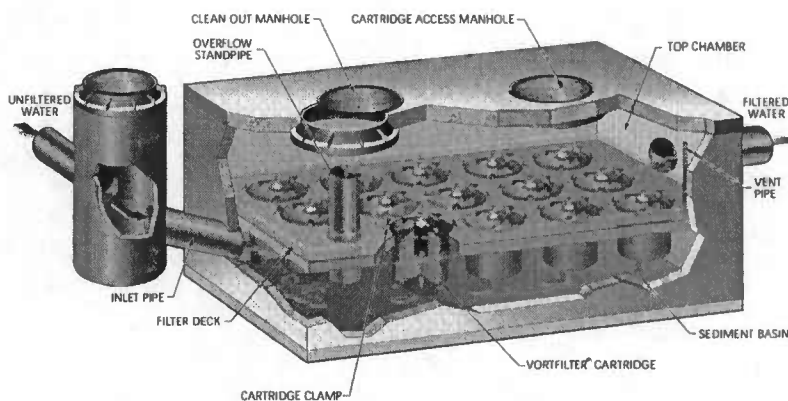
Stormwater enters the sedimentation basin, below the filter deck, through the inlet pipe. Floating pollutants (debris; oil and grease) rise to the filter deck where they are trapped by the cartridge hoods above the cartridge bottom. A significant portion of the total suspended solids settles to the bottom of the basin through gravity separation.

Pretreated stormwater enters the cartridges and passes through the filter media where fine particulate material is captured. Treated water is then discharged through the cartridge onto the top of the filter deck where it exits through the outlet pipe.

Flows exceeding the water quality design flow of the VortFilter will discharge through the stand pipe that extends through the filter basin deck. The stand pipe is sized so the entire water quality flow rate is treated, and the peak flow rate can pass through the VortFilter without restriction.

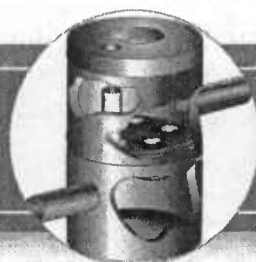
VortFilter

- Unique, radial up-flow cartridges
- Ideal for installations where the StormFilter is not an option due to limited available head
- Provides pretreatment and sediment storage in one basin, in many cases eliminating the need for a second structure



Vault VortFilter

- Fits sites with low headloss
- Sedimentation basin provides pretreatment and sediment storage, extending maintenance intervals
- Media release feature simplifies cleaning



Manhole VortFilter

- Fits tight sites with low headloss
- Sedimentation basin provides pretreatment and sediment storage, increasing maintenance intervals
- Media release feature simplifies cleaning

Available models

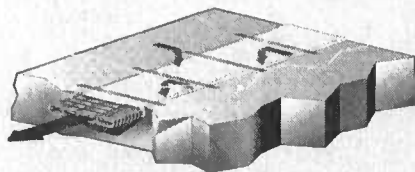
From small, pre-fabricated catch basins to large box culverts and panel vaults, CONTECH Stormwater Solutions filtration products maximize your land use. The compact design also reduces construction and installation costs by limiting excavation.

Use this table to identify the appropriate model for your site. Our Technical Sales department is available to assist with your project.

StormFilter	Regulation Type	Effective Hydraulic Drop		Inlet Type	Internal Overflow	Treatment Capacity	
		ft.	mm			cfs	l/s
Vault/Manhole							
Treats small to medium sized sites. Arrives on-site fully assembled. The contractor places the unit, lid, and risers, and then connects the inlet and outlet.	Flow	2.3	700	Conveyed Flow Pipe(s)	Online or Offline	1.17	33.1
High Flow							
Treats flows from large sites. The structure consists of large, precast components designed for easy assembly on-site. For very large projects, the High Flow StormFilter can be cast-in-place.	Flow	2.3	700	Conveyed Flow Pipe(s)	Online or Offline	6.0+	170
CatchBasin							
Provides a low cost, low drop, point-of-entry configuration that treats sheet flow from small sites where the structure can be placed in the roadway. Uses the drop from the inlet grate to the conveyance pipe to drive the passive filtration cartridges.	Flow	2.3 (from rim)	700	Sheet Flow Inlet Grate and/or Pipe	Offline	0.13	3.7
Curb-Inlet							
Provides a low drop, point-of-entry configuration that allows Curb-Inlet opening three to ten feet long. Uses the drop from the Curb-Inlet to the conveyance pipe to drive the passive filtration cartridges.	Flow	2.3 (from rim)	700	Gutter Flow Curb-Inlet and/or Pipe	Offline	0.67	14.1
Volume							
Meets volume-based stormwater treatment regulations by capturing and treating site-specific Water Quality Volume (WQv). StormFilter cartridges provide treatment and control the discharge rate of the WQv. In addition, the Volume StormFilter can be designed to capture all, or a portion, of the WQv.	Volume	2.3	700	Conveyed Flow Pipe(s)	Online or Offline	WQv	

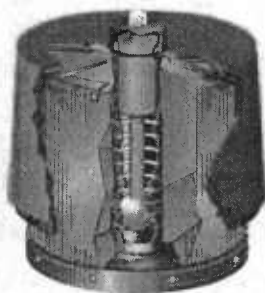
VortFilter	Regulation Type	Effective Hydraulic Drop	Inlet Type	Internal Overflow	Treatment Capacity	
					cfs	l/s
Manhole						
Ideal for tight sites with low headloss. Models available to accommodate 1 to 8 cartridges, in diameters of 4 to 8 feet.	Flow	Dependent on cartridge flow rate	Conveyed Flow Pipe(s)	Online	0.36	10.2
Vault						
Large low headloss filtration system. Sedimentation basin provides storage for high sediment load and longer intervals between maintenance. Models available to accommodate from 11 to 34 cartridges, in sizes from 6x12 feet to 12x18 feet.	Flow	Dependent on cartridge flow rate	Conveyed Flow Pipe(s)	Online or Offline	1.50	42.5

StormFilter Accessories



Drain-Down –

- Provides complete dewatering of the StormFilter vault by gradually removing residual water in the sump after the storm event
- Aids in vector control by eliminating mosquito-breeding habitat
- Eliminates putrefaction and leaching of collected pollutants
- Lowers maintenance cost by reducing decanting and disposal volume



Sorbent Hood Cover –

- Adsorbs free surface oil and grease on contact
- Will not release captured oil, even when saturated
- Made from recycled synthetic fiber

Support & Maintenance

Our goal: to remove stormwater pollutants

- Drawings and specifications are available at contechstormwater.com.
- Design support is available from our Technical Sales engineers, to provide site-specific solutions.
- Full maintenance services are available to maximize performance and ensure long-term product viability.



Filtration

Hydrodynamic Separation

Screening

Oil/Water Separation

Flow Control

Collinson, Oliff Associates, Inc.

Surveyors ~ Engineers ~ Land Planners

288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Area 1.xls
8/28/2006**IDA Zone: 20% Rule Calculations**

PROJECT: Sol. Harbour
 LOCATION: Dowell Rd
 Area 1
 JOB #: 1-8667

RE-DEVELOPMENT

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	34.94 acres	34.94 acres
Ia:			
Bldg.	=	0.24 acres	7.28 acres
Pave	=	0.73 acres	4.78 acres
Alleys	=	0.00 acres	1.57 acres
Conc.	=	3.05 acres	0.00 acres
Sidewlk	=	0.00 acres	2.22 acres
Gravel	=	1.30 acres	0.00 acres
<u>Drives</u>	=	<u>0.00 acres</u>	<u>2.02 acres</u>
Total	=	5.32 acres	17.87 acres
I= (Ia Tot / A)	=	15%	51%
Rv=0.05+0.009*I	=	0.19	0.51
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 16.3 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 43.6 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 30.6 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.

Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	SERIES DEVICE EFFICIENCY 50%	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Multi Pond	65%	X	100.0%	X	43.6	=	28.3 lbs.	2.3 lbs.
Storm Filter	50%	25%	20.3%	X	43.6	=	2.2 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

$$\rightarrow 65\% \times 79.7\% \times 43.6 = 22.6$$

$$SF \rightarrow (50\% \times 20.3 \times 43.6) = 4.4$$

$$SF + P (50\% \times 5\% \times 39.2) = 1.3$$

$$\text{Offset Required} = 0.0 \text{ lbs.}$$

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 20% Rule.

Collinson, Oliff Associates, Inc.

Surveyors ~ Engineers ~ Land Planners

288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Area 1.xls
8/28/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 1
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	34.94 acres	34.94 acres
Ia:			
Bldg.	=	0.24 acres	7.28 acres
Pave	=	0.73 acres	4.78 acres
Alleys	=	0.00 acres	1.57 acres
Conc.	=	3.05 acres	0.00 acres
Sidewlk	=	0.00 acres	2.22 acres
Gravel	=	1.30 acres	0.00 acres
<u>Drives</u>	=	<u>0.00 acres</u>	<u>2.02 acres</u>
Total	=	5.32 acres	17.87 acres
I= (Ia Tot / A)	=	15%	51%
Rv=0.05+0.009*I	=	0.19	0.51
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 16.3 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 43.6 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 30.6 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	SERIES DEVICE EFFICIENCY 50%	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Multi Pond	65%	X	100.0%	X	43.6	=	28.3 lbs.	2.3 lbs.
Storm Filter	50%	25%	20.3%	X	43.6	=	2.2 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

$$\rightarrow 65\% \times 79.7\% \times 43.6 = 22.6$$

$$SF \rightarrow (50\% \times 20.3\% \times 43.6) = 4.4$$

$$SF + P (50\% \times 65\% \times 39.2) = 7.3$$

$$\text{Offset Required} = 0.0 \text{ lbs.}$$

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 20% Rule.

Collinson Oliff & Associates, Inc.

Surveyors - Engineers - Land Planners

P.O. Box 2209 Prince Frederick, Maryland 20678

410-535-3101 : 301-855-1599 : Fax 410-535-3103

Water Quality Volume Computation Sheet

Site:	HAS		
Location:	First District Calvert County MD		
COA Authorization #:	1-8667		
Date:	August 3, 2006		
Designer:	KEU		
For:	CC GROUP		
Drainage Area :	#1		
Water Quality Volume - WQv			
Drainage Area(A) :	34.94	Acres	
Impervious Area (I) :	17.87	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover = I / A =		51.14	
Rv = 0.05 + 0.009(I) =		0.51	
WQv (Ac-ft) = (P)(Rv)(A)/12 =		1.49	
Sites w/ < 15% Imp. cover - WQv (Acre-ft) = (0.2)(A)/12 =		0.58	
WQv (Acre-ft) =		1.49	
Groundwater Recharge Volume - Rev			
Drainage Area (A) :	34.94	Acres	
Impervious Area (I) :	17.87	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover (I) = Impervious Area - Disc Roof / D A =		51.14	
Rv = 0.05 + 0.009(I) =		0.51	
HSG	Soil Area w/in DA	% of Total D.A.	S
A Soil	0.00	0%	0.38
B Soil	0.00	0%	0.26
C Soil	0.00	0%	0.13
D Soil	0.00	0%	0.07
Total Composite Soil Specific Range Factor			0.00
Percent Volume Method (Structural Practices - Rev)			
Groundwater Recharge Volume in Acre-ft (Rev) = (S)(Rv)(A)/12 =		0.00	
Percent Area Method (Non-Structural Practices - Rev)			
Measured impervious Cover (Ai)=		17.87	Acres
Groundwater Recharge Volume in Acre-ft (Rev) = (S)(Ai) =		0.00	

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Forebay Computaion Sheet

Site:	HAS
Location:	SOLOMONS
COA Authorization #:	1-8667
Date:	August 3, 2006
Designer:	KEU
For:	CC GROUP

Drainage Area :	1
-----------------	---

Forebay WQv vs Depth

Contour	Area	Depth	Volume cf	Cum Vol. Cf	Cum Vol ac-ft
4.0	6427				
		1	7490	7490	
5.0	8553				0.17
		1	11675	19165	
6.0	14796				0.44

Forebay sized on 0.1 inch of runoff from impervious area. 17.87 acres impervious

WQv Volume Required = **0.15 ac ft** Volume provided at depth = **4.88**

WQv Volume Provided = **0.44 ac ft** Volume provided at depth = **6.0**

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410-535-3101 : 301-855-1599 : Fax 410-535-3103

Permanent Pool Volume Computation Sheet for WQv

Site:	HAS
Location:	SOLOMONS
COA Authorization #:	1-8667
Date:	August 3, 2006
Designer:	KEU
For:	CC GROUP

Drainage Area : 1

Depth vs Volume Permanent Pool A

Contour	Area	Depth	Volume cf	Cum Vol. Cf	Cum Vol ac-ft
1.0	12169	1	13440.5	13440.5	
2.0	14712	1	16044	29485	0.31
3.0	17376	1	18769	48254	0.68
4.0	20162	1	23497	71750	1.11
5.0	26831	0.5	14475	86225	1.65
5.5	31067				1.98

Depth vs Volume Permanent Pool B

Contour	Area	Depth	Volume cf	Cum Vol. Cf	Cum Vol ac-ft
1.0	9631	1	10620	10620	
2.0	11608	1	12671	23291	0.24
3.0	13734	1	14875	38166	0.53
4.0	16016	1	20743	58908	0.88
5.0	25469				1.35

Volume Required: WQv (After credits Applied) = **1.49 ac ft**Total WQV provided (Forebay, Pool A, & Pool B) = **3.77 ac ft**

MASTER DESIGN STORM SUMMARY

Network Storm Collection: Calvert County

Return Event	Total Depth in	Rainfall Type	RNF ID	
Dev 1	2.8000	Synthetic Curve	TypeII	24hr
Dev 2	3.4000	Synthetic Curve	TypeII	24hr
Dev 10	5.3000	Synthetic Curve	TypeII	24hr
Dev100	7.6000	Synthetic Curve	TypeII	24hr

MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)

(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
*OUT 1	JCT	1	5.008		12.3300	67.07		
*OUT 1	JCT	2	6.595		12.3200	88.92		
*OUT 1	JCT	10	11.820		12.3200	156.54		
*OUT 1	JCT	100	18.328		12.3200	237.23		
POND B	IN	POND 1	5.008		12.2800	72.98		
POND B	IN	POND 2	6.595		12.2800	95.33		
POND B	IN	POND 10	11.820		12.2700	166.63		
POND B	IN	POND 100	18.328		12.2700	252.29		
POND B	OUT	POND 1	5.008		12.3300	67.07	5.50	.373
POND B	OUT	POND 2	6.595		12.3200	88.92	5.59	.460
POND B	OUT	POND 10	11.820		12.3200	156.54	5.87	.773
POND B	OUT	POND 100	18.328		12.3200	237.23	6.16	1.165

Name.... Watershed

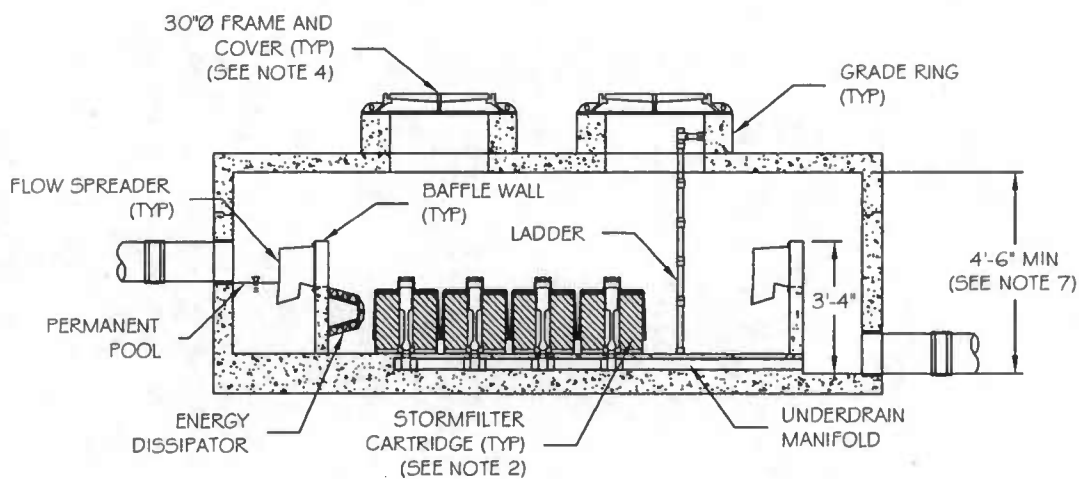
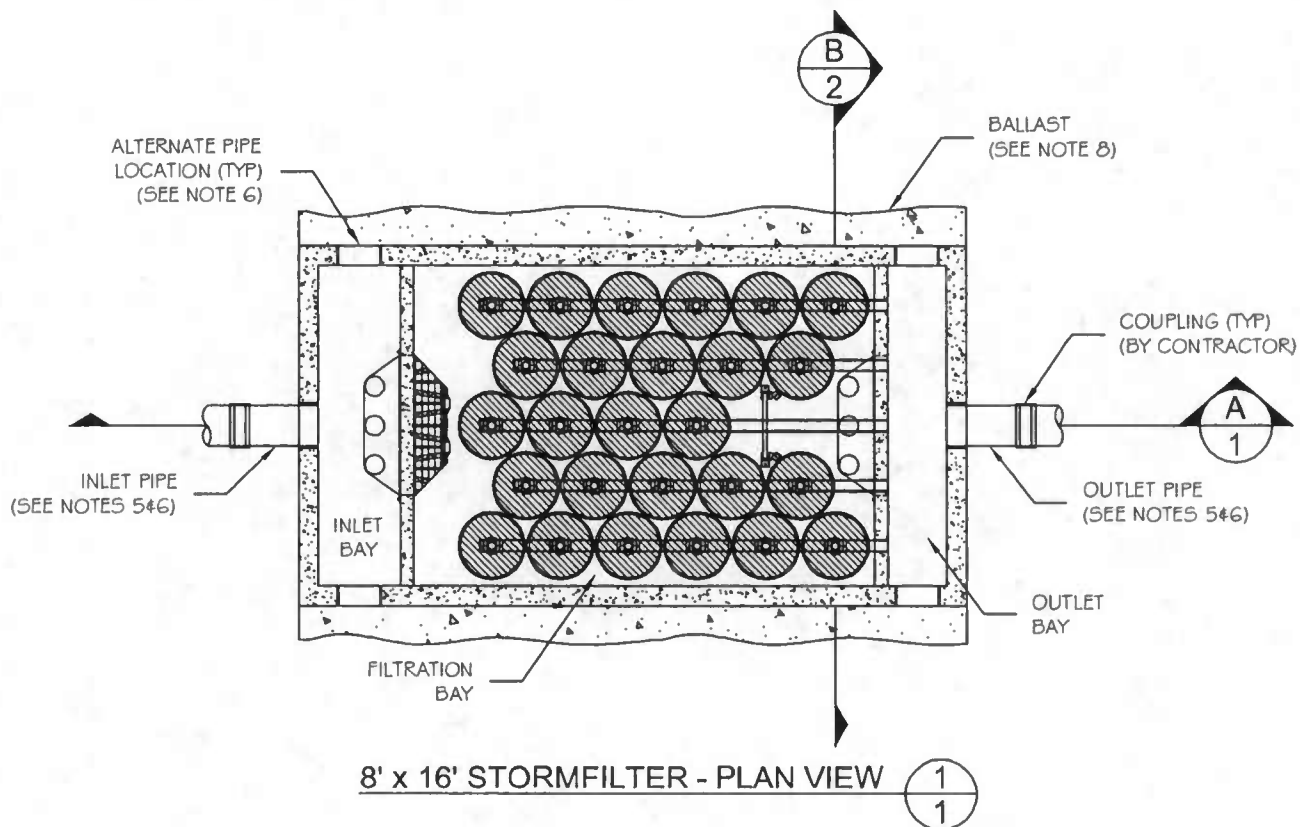
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MASTER NETWORK SUMMARY
SCS Unit Hydrograph Method

(*Node=Outfall; +Node=Diversion;)

(Trun= HYG Truncation: Blank=None; L=Left; R=Rt; LR=Left&Rt)

Node ID	Type	Return Event	HYG Vol ac-ft	Trun	Qpeak hrs	Qpeak cfs	Max WSEL ft	Max Pond Storage ac-ft
SUB 1 POST	AREA	1	5.008		12.0400	72.98		
SUB 1 POST	AREA	2	6.595		12.0400	95.33		
SUB 1 POST	AREA	10	11.820		12.0300	166.63		
SUB 1 POST	AREA	100	18.328		12.0300	252.29		



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No. 5,707,527, No. 6,027,639
No. 6,649,040, No. 5,624,576,
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8' x 16' PRECAST STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL

DRAWING

1

1/2

DATE: 09/29/05

SCALE: NONE

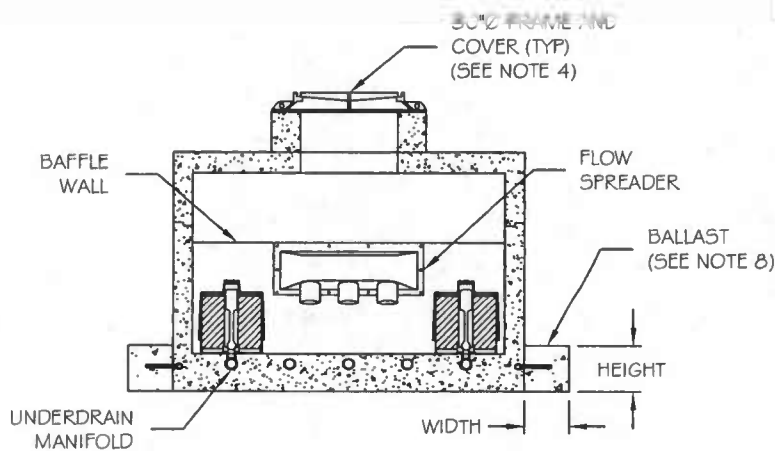
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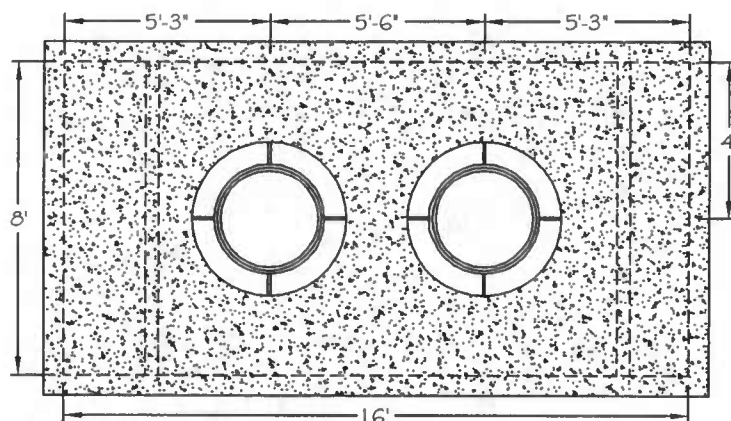
CHECKED: ARG

GENERAL NOTES

- 1) STORMFILTER BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; ELKRIDGE, MD (866) 740-3318.
- 2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL DRAWING SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
- 3) PRECAST VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858. DETAIL DRAWING REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
- 4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
- 5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT CONTECH STORMWATER SOLUTIONS.
- 6) INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST STORMFILTER VAULT EQUIPPED WITH EITHER CORED OPENINGS OR KNOCKOUTS AT INLET AND OUTLET LOCATIONS.
- 7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT CONTECH STORMWATER SOLUTIONS FOR OTHER OPTIONS.
- 8) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF THE STRUCTURE.
- 9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.



8' x 16' STORMFILTER - SECTION VIEW B
2

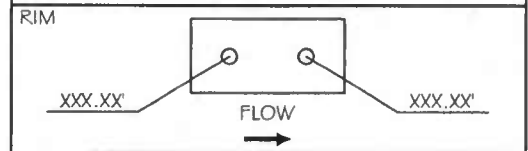


8' x 16' STORMFILTER - TOP VIEW 1
2

8' x 16' PRECAST STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
# OF CARTRIDGES REQUIRED	XX
CARTRIDGE FLOW RATE (15 OR 7.5 gpm)	XX
MEDIA TYPE (CSF, PERLITE, ZPG)	XXXXX

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	XXX.XX'	XXX	XX"
INLET PIPE #2	XXX.XX'	XXX	XX"
OUTLET PIPE	XXX.XX'	XXX	XX"



LADDER	YES/NO	
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	XX"	XX"

NOTES/SPECIAL REQUIREMENTS:

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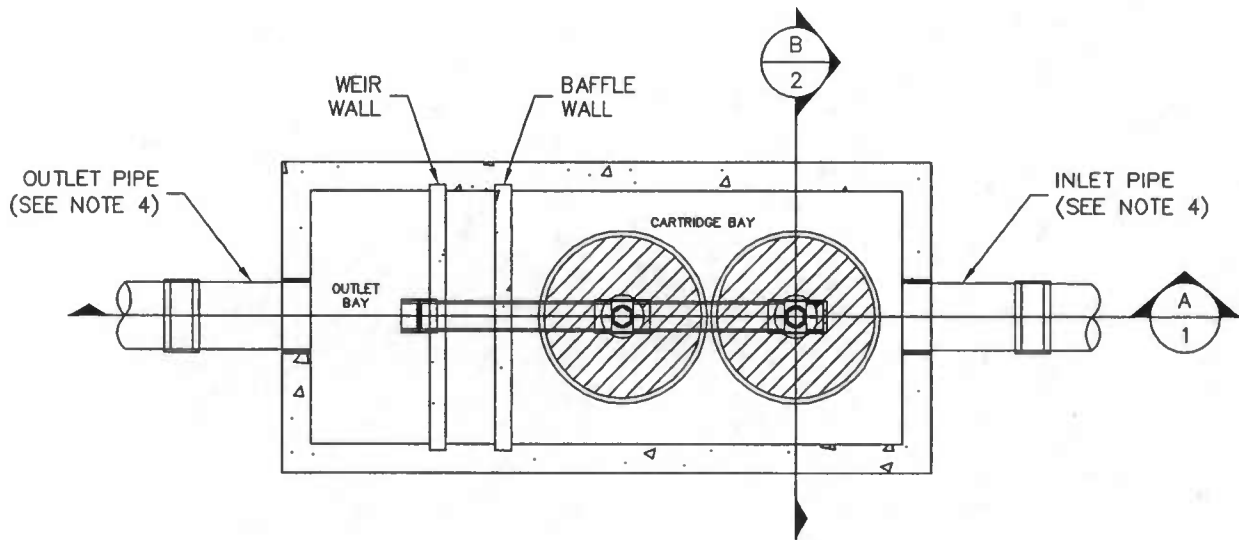
8' x 16' PRECAST STORMFILTER TOP AND SECTION VIEWS, NOTES AND DATA STANDARD DETAIL

DRAWING

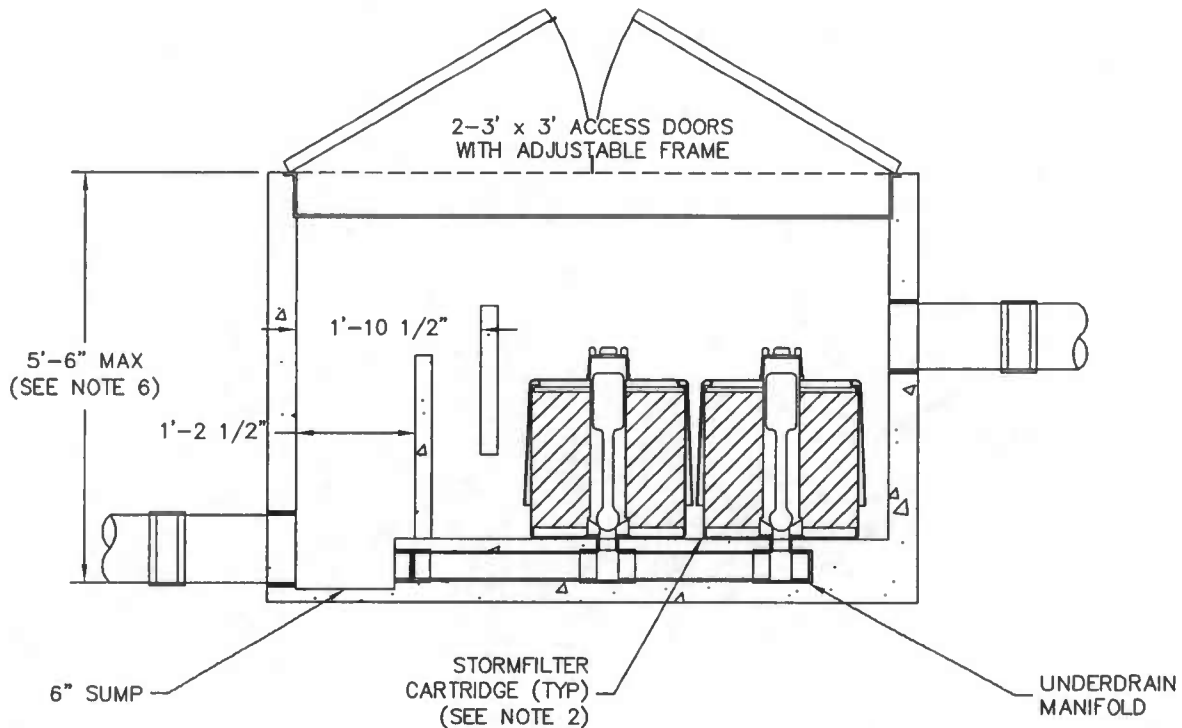
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2/2

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LINEAR-2 STORMFILTER - PLAN VIEW
SCALE: N.T.S.



LINEAR-2 STORMFILTER - SECTION VIEW
SCALE: N.T.S.

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SHEET	DATE	BY	REVISION
1/2			
1			
DESIGNED BY: JHL DRAWN BY: JHR			

LINEAR-2 PRECAST STORMFILTER
PLAN AND SECTION VIEW
STANDARD DRAWING

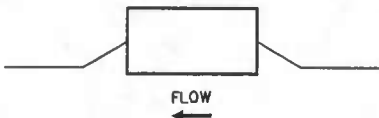
DATE:
1/22/04

PROJECT NO.:
XXXX

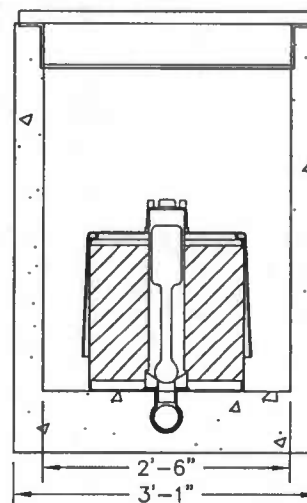
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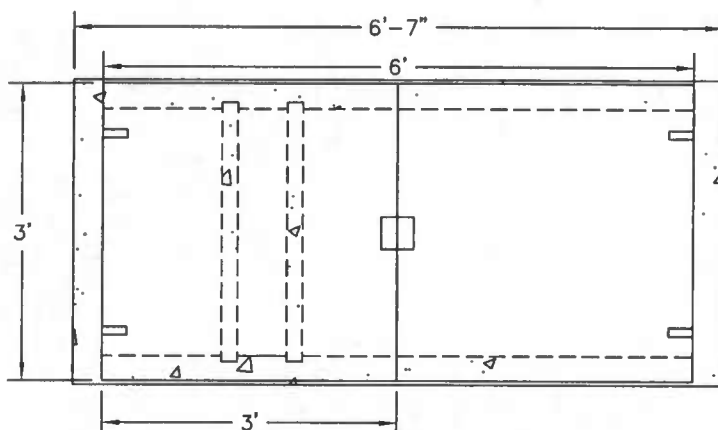
LINEAR-2 PRECAST STORMFILTER DATA			
DESIGN WATER QUALITY FLOW RATE (cfs)	XXX		
PEAK FLOW RATE (cfs)	XXX		
RETURN PERIOD OF PEAK FLOW (yrs)	XXX		
# OF CARTRIDGES REQUIRED	XX		
CARTRIDGE FLOW RATE (15 GPM STD)	XX		
MEDIA TYPE	XXXXX		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	XXX.XX'	XXX	XX"
INLET PIPE #2	XXX.XX'	XXX	XX"
OUTLET PIPE	XXX.XX'	XXX	XX"
RIM ELEVATION(S):			
			
LADDER	YES/NO		
ANTI-FLOTATION BALLAST	WIDTH X"	HEIGHT X"	
NOTES/SPECIAL REQUIREMENTS:			

GENERAL NOTES	
1.)	STORMFILTER BY CONTECH STORMWATER SOLUTIONS, PORTLAND, OREGON 800/548-4667.
2.)	FILTERS TO BE SIPHON-ACTUATED AND SELF-CLEANING.
3.)	PRECAST CONCRETE VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858.
4.)	STORMFILTER REQUIRES 2.3' OF DROP FROM INLET TO OUTLET. INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5.)	PRECAST STORMFILTER EQUIPPED WITH EITHER CORED OPENINGS OR KNOCKOUTS AT INLET/OUTLET LOCATION.
6.)	RECOMMENDED MAXIMUM DEPTH OF VAULT. DEPTH CAN RANGE FROM 3.5' TO 5.5' RIM TO IE OUT.
7.)	ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER IF NEEDED. BALLAST TO BE SET ALONG ENTIRE LENGTH OF BOTH SIDES OF VAULT. BALLAST MATERIALS TO BE PROVIDED BY CONTRACTOR.
8.)	ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR DETAILS.
9.)	DETAIL REFLECTS DESIGN INTENT ONLY. ACTUAL VAULT DIMENSIONS AND CONFIGURATION WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
10.)	STANDARD DETAIL SHOWS MAXIMUM NUMBER OF CARTRIDGES. EXACT NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS.



LINEAR-2 STORMFILTER - SECTION VIEW
SCALE: N.T.S.

B-B
1



LINEAR-2 STORMFILTER - TOP VIEW
SCALE: N.T.S.

2
2

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SHEET	DATE	BY	REVISION
2/2			
2			
DESIGNED BY: JHL	DRAWN BY: JHR		

LINEAR-2 PRECAST STORMFILTER
DETAILS AND NOTES
STANDARD DRAWING

DATE: 1/22/04 PROJECT NO.: XXXX DRAWING FILE NAME: SFLIN2.DWG

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Surveyors - Engineers - Land Planners
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Prince Frederick, Maryland 20678
410-535-3101 / 301-855-1599 / Fax 410-535-3103

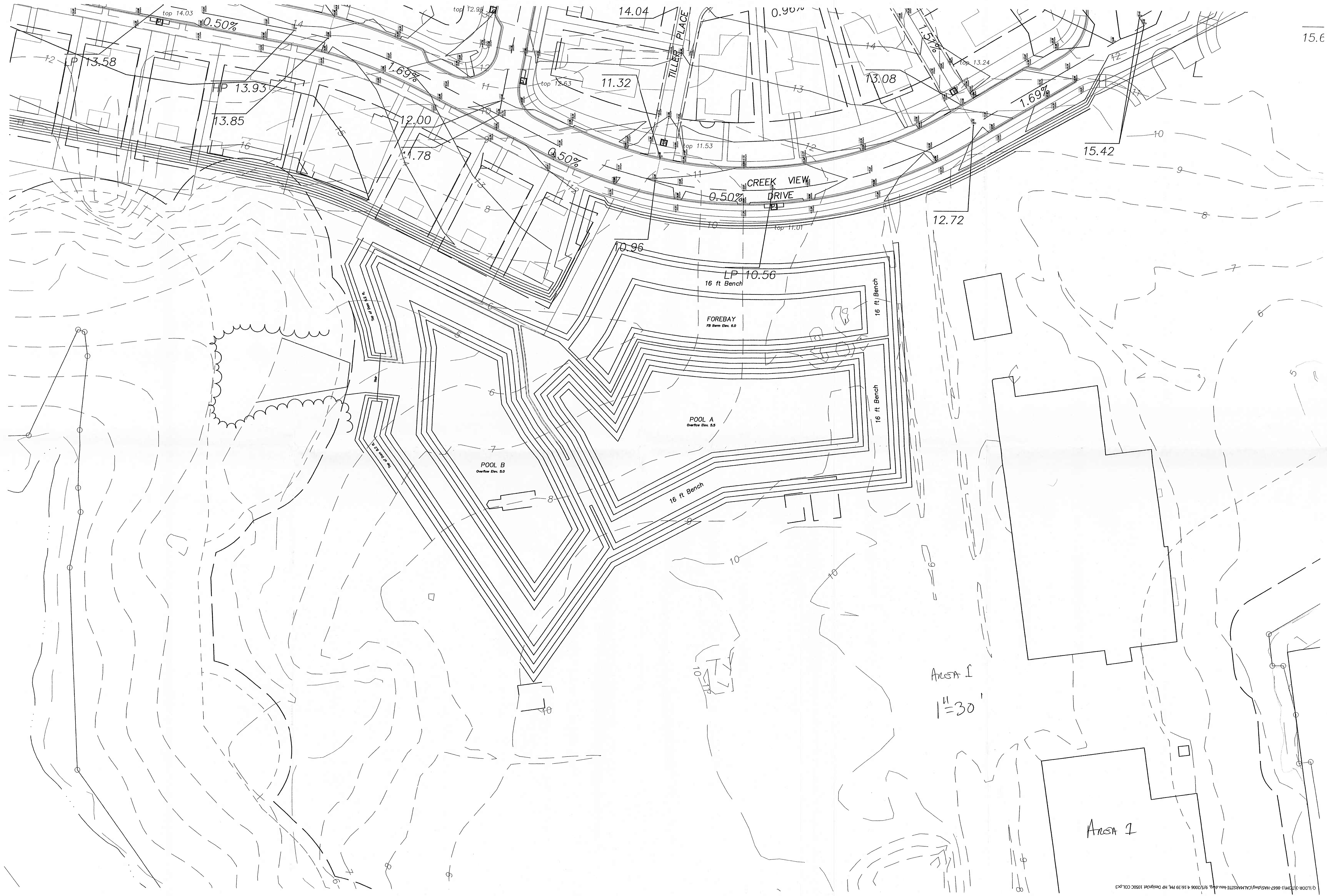
**Critical Area Commission Letter of Understanding
for
The Harbours at Solomons**

Stormwater Management

1. The site qualitative Stormwater management is to be based on a 20% removal Rate.
2. Water Quality (WQv) in Sub Areas 1, 2, 3&4, 5, and 6 are to be provided as follows:
 - 1 – Multi Pond primary and Stormfilter or Infiltration secondary.
 - 2 – Wet ED Pond primary and Stormfilter or Infiltration secondary.
 - 3&4– Wet ED Pond primary and Stormfilter or Infiltration secondary.
 - 5 – Bio Retention.
 - 6 – Multi pond.
3. All devices are to be structurally designed in accordance with the MDE 2000 SWM Manual.
4. The Bio-retention area construction is to be provided by a landscaping contractor not an excavating contractor.
5. The rip rap outfalls of the Stormwater devices are to have clusters of over story and under story trees planted in the channel outfalls. The clusters are to be protected with check dams to divert heavy storm discharges around the tree clusters. The clusters are to consist of 1 over story tree and 2 under story trees. The clusters are to equate to 400 sf. The number of clusters required is to equate to the disturbance of the stone outfall channel from the center line of the embankment to the limit of disturbance divided by 400.
6. All devices are to be planted in accordance with the MDE 2000 SWM Manual and approved by Calvert County DPW and P&Z offices.

Buffer and Landscaping

1. A vegetated buffer yard covering no less than 25% of the total area within the Special Buffer Management Area will be provided.
2. The total impervious surface area coverage within the Special Buffer Management Area shall be limited to 30% of the area within the buffer.
3. In addition to the mitigation and offset requirements for development within the Special Buffer Management Area, vegetative cover equaling 15% of the entire area of the subdivision ($66.33 \text{ acres} \times 15\% = 9.95 \text{ acres}$) will be provided. The vegetated cover will consist of the portion of the 100' buffer along Mill Creek within the area of the subdivision, plantings within various community areas, plantings along the slopes of the Stormwater Management areas, street trees with under story clusters, and trees with under story clusters planted on individual lots and protected through the HOA documents.
4. Existing native vegetation may not be removed from the Special Buffer Management Area except in accordance with an approved Buffer Management Plan designed to enhance the Buffer.



Area 1

1"=30'

Area 2

Recommended Criteria for Section 8-1.08.D.4.e.v

v. Subdivision within IDA Special Buffer Management Areas-Land in a Special Buffer Management Area may be subdivided and retain its status if it meets all of the following criteria:

1. Any development activity, including structures, roads and parking areas must be set back a minimum of 50 feet from tidal waters, tidal wetlands, or tributary streams, ~~except in the Solomons Town Center, where the minimum setback is 30 feet.~~ Accessory structures may be permitted within the Buffer, but not within the minimum 50-foot setback.
2. Community sewer must serve the property.

Note: Numbers 3-10 below provide examples of criteria, taken from various jurisdictions within the Critical Area, that may be included within Section 8-108.D.4.e.v of the County's ordinance in order to assure that future development within the Special Buffer Management Areas is consistent with all of the goals outlined within COMAR for redevelopment in a BEA. While there may be alternatives or acceptable variations of these standards, those selected must be sufficiently comprehensive to ensure that redevelopment and/or subdivision of an existing BEA will result in an overall improvement to the Buffer and achieve the goals outlined in COMAR.

3. The development activity within the Special Buffer Modification Area shall minimize impact to the Buffer.
4. A vegetated bufferyard shall cover no less than 25% of the total area within the Special Buffer Management Area, but vegetated areas less than 10 feet wide may not be counted toward the 25% Buffer. The vegetated bufferyard may vary in width.
5. Total impervious surface area coverage within the Special Buffer Management Area shall be limited to 30% of the area within the Buffer.
6. In addition to the mitigation and offset requirements for development within the Special Buffer Management Area, the redevelopment provides vegetative cover on the entire lot or parcel which equals and/or exceeds 15% of the total acreage of the lot or parcel.
7. Existing native vegetation may not be removed from the Special Buffer Management Area except in accordance with an approved Buffer Management Plan designed to enhance the Buffer.
8. All stormwater management treatment shall be provided by facilities that provide habitat as well as stormwater benefits such as stormwater management ponds (P1-P5), stormwater wetlands (W1-W4) or bioretention.
9. Stormwater runoff shall be managed to provide an overall reduction in pollutant loadings such that a 20% improvement to water quality is achieved.
10. The redevelopment shall be designed so that all stormwater quality and quantity management is accomplished on the project site.

** Blue font indicates proposed County language.

Recommended Criteria for Section 8-1.08.D.4.e.v

v. Subdivision within IDA Special Buffer Management Areas-Land in a Special Buffer Management Area may be subdivided and retain its status if it meets all of the following criteria:

1. Any development activity, including structures, roads and parking areas must be set back a minimum of 50 feet from tidal waters, tidal wetlands, or tributary streams, ~~except in the Solomons Town Center, where the minimum setback is 30 feet.~~ Accessory structures may be permitted within the Buffer, but not within the minimum 50-foot setback.

✓ 2. Community sewer must serve the property.

Note: Numbers 3-10 below provide examples of criteria, taken from various jurisdictions within the Critical Area, that may be included within Section 8-108.D.4.e.v of the County's ordinance in order to assure that future development within the Special Buffer Management Areas is consistent with all of the goals outlined within COMAR for redevelopment in a BEA. While there may be alternatives or acceptable variations of these standards, those selected must be sufficiently comprehensive to ensure that redevelopment and/or subdivision of an existing BEA will result in an overall improvement to the Buffer and achieve the goals outlined in COMAR.

3. The development activity within the Special Buffer Modification Area shall minimize impact to the Buffer.

✓ 4. A vegetated bufferyard shall cover no less than 25% of the total area within the Special Buffer Management Area, but vegetated areas less than 10 feet wide may not be counted toward the 25% Buffer. The vegetated bufferyard may vary in width.

✓ 5. Total impervious surface area coverage within the Special Buffer Management Area shall be limited to 30% of the area within the Buffer.

✓ 6. In addition to the mitigation and offset requirements for development within the Special Buffer Management Area, the redevelopment provides vegetative cover on the entire lot or parcel which equals and/or exceeds 15% of the total acreage of the lot or parcel.

✓ 7. Existing native vegetation may not be removed from the Special Buffer Management Area except in accordance with an approved Buffer Management Plan designed to enhance the Buffer.

8. All stormwater management treatment shall be provided by facilities that provide habitat as well as stormwater benefits such as stormwater management ponds (P1-P5), stormwater wetlands (W1-W4) or bioretention.

✓ 9. Stormwater runoff shall be managed to provide an overall reduction in pollutant loadings such that a 20% improvement to water quality is achieved.

10. The redevelopment shall be designed so that all stormwater quality and quantity management is accomplished on the project site.

** Blue font indicates proposed County language.

avg.
of 50
achieved

Throttle position sensor
↳ only sensor that works

↳ up until

\$ part

\$ 160

mileage transmission → drain & flush trans. fluid
service



copies of

estmo \$ 133

\$ 500 / timing belt

\$ 134 / drive belts



- Nov. 2nd Wednesday

SWM - Added October 11, 2006

1. In addition to the Stormwater Management Criteria originally outlined the following offset is to be provided. In Sub Area 1 the 2.3 lbs of offset required, plus in Sub Area 2 the 0.8 lbs of offset required, plus in Sub Area 3 the 2.3 lbs of offset required, for a total of 5.4 lbs of offset required is to be provided by the construction of a bio-retention device at the Washburn Boatyard Site and the removal of 1.43 acres of impervious area on the Calvert Marina Property outside of the proposed subdivision limits.

error At time Scotland

*Converted to what?
needs to specify*



Buffer and Landscaping

- # 4 ✓ 1. A vegetated buffer yard covering no less than 25% of the total area within the Special Buffer Management Area will be provided.
- # 5 ✓ 2. The total impervious surface area coverage within the Special Buffer Management Area shall be limited to 30% of the area within the buffer.
- # 6 ✓ 3. In addition to the mitigation and offset requirements for development within the Special Buffer Management Area, vegetative cover equaling 15% of the entire area of the subdivision ($66.33 \text{ acres} \times 15\% = 9.95 \text{ acres}$) will be provided. The vegetated cover will consist of the portion of the 100' buffer along Mill Creek within the area of the subdivision, plantings within various community areas, plantings along the slopes of the Stormwater Management areas, street trees with under story clusters, and trees with under story clusters planted on individual lots and protected through the HOA documents.
- # 7 ✓ 4. Existing native vegetation may not be removed from the Special Buffer Management Area except in accordance with an approved Buffer Management Plan designed to enhance the Buffer.

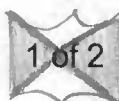
Collinson Oliff & Associates, Inc.

Surveyors - Engineers - Land Planners
110 Main Street, P.O. Box 2209
Prince Frederick, Maryland 20678
410-535-3101 / 301-855-1599 / Fax 410-535-3103

**Critical Area Commission Letter of Understanding
for
The Harbours at Solomons**

Stormwater Management

- # 9 ✓ 1. The site qualitative Stormwater management is to be based on a 20% removal Rate.
- ✓ 2. Water Quality (WQv) in Sub Areas 1, 2, 3&4, 5, and 6 are to be provided as follows:
- 1 – Multi Pond plus offsite offset.
 - 2 – Wet ED Pond plus offsite offset.
 - 3&4– Wet ED Pond plus offsite offset.
 - 5 – Bio Retention.
 - 6 – Multi pond.
- # 8 ✓ 3. All devices are to be structurally designed in accordance with the MDE 2000 SWM Manual.
- ✓ 4. The Bio-retention area construction is to be provided by a landscaping contractor not an excavating contractor.
- ✓ 5. The rip rap outfalls of the Stormwater devices are to have clusters of over story and under story trees planted in the channel outfalls. The clusters are to be protected with check dams to divert heavy storm discharges around the tree clusters. The clusters are to consist of 1 over story tree and 2 under story trees. The clusters are to equate to 400 sf. The number of clusters required is to equate to the disturbance of the stone outfall channel from the center line of the embankment to the limit of disturbance divided by 400.
- # 8 ✓ 6. All devices are to be planted in accordance with the MDE 2000 SWM Manual and approved by Calvert County DPW and P&Z offices.



• Do we want this set up in a criteria/response format?

HAS
1-8667
September 21, 2006
Revised October 11, 2006
Revised October 23, 2006

Directions to

Adkins Arboretum
12610 Eveland Road
Ridgely, Maryland
410-634-2847
www.AdkinsArboretum.org

Directions from the Chesapeake Bay Bridge (30 minutes)

Take US 50 to US 404. Turn left onto US 404 and go approximately 7 miles to the second stoplight at MD 480. Turn left onto MD 480 and then take the immediate first left onto Eveland Road. The Arboretum is 2 miles ahead on the left.

Directions from Wilmington/Philadelphia (1½ - 2 hours)

Take the US 896 South exit off of I-95. US 896 will become US 301. Continue on US 301 to Centreville and turn left onto MD 304 to Ruthsburg and turn right onto MD 481. Go two miles and take the first left onto Crouse Mill Road, which will take you to Crouse Mill Pond. Continue on Crouse Mill Road to Eveland Road, the first road on your right after the pond. Turn right onto Eveland Road. The Arboretum is ¼ mile ahead on your right.

Directions from Centreville, MD (20 minutes)

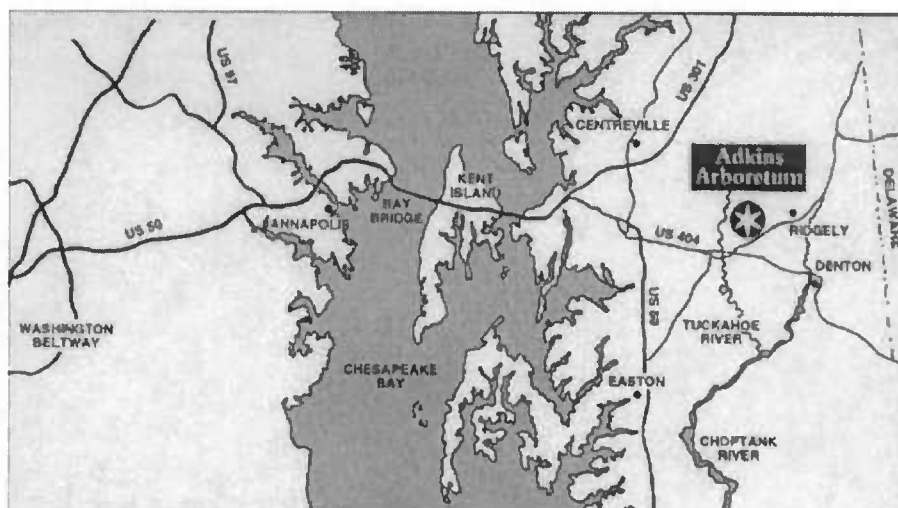
Take MD 304 across US 301. Continue on MD 304 to Ruthsburg and turn right onto MD 481. Go two miles and take the first left onto Crouse Mill Road, which will take you to Crouse Mill Pond. Continue on Crouse Mill Road to Eveland Road, the first road on your right after the pond. Turn right onto Eveland Road. The Arboretum is ¼ mile ahead on your right.

Directions from Easton, MD (25 minutes)

From North of Easton on US 50 take Cordova Road (MD 309) to MD 404. Turn right onto MD 404 and go to the first stoplight at MD 480. Turn left onto MD 480 and take the immediate first left onto Eveland Road. The Arboretum is 2 miles ahead on the left.

Directions from the East

From Route 13 take US 404 West. Turn right onto MD 480 and take the immediate first left onto Eveland Road. The Arboretum is 2 miles ahead on the left.





$$(L_{\text{post}} X.S) = LR,$$

$$(L_{\text{post}} - LR X.S)(RE) =$$

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Dowell, Calvert County

Date: 8.2.07

Tax Map #	Parcel #	Block #	Lot #	Section
<u>44</u>	<u>294</u>			

FOR RESUBMITTAL ONLY

Corrections ☐
Redesign ☐
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Tax ID: 01 012185

Project Name (site name, subdivision name, or other) The Harbours at Solomons

Project location/Address 14415 Dowell Road

City Dowell Zip 20629

Local case number SD 02-08A

Applicant: Last name _____ First name _____

Company CC Group, LLC

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☐
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☒
Other ☐

RECEIVED

AUG 28 2007

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

Local Jurisdiction Contact Information:

Last name Vidotto First name Olivia

Phone # 410-535-2348 Response from Commission Required By _____

Fax # 410-414-3092 Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Single family detached residential subdivision

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
Buffer Exemption Area ☒

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	<i>66.33</i>	
LDA Area	<i>—</i>	
RCA Area	<i>—</i>	
Total Area	<i>66.33</i>	

Total Disturbed Area *64.1*

of Lots Created

see attached Letter of Understanding

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Impervious Surface		
Created Forest/Woodland/Trees			New Impervious Surface		
Removed Forest/Woodland/Trees			Removed Impervious Surface		
			Total Impervious Surface		

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type

Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Impervious Surface ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☐
Steep Slopes ☐
Other ☐

Structure

Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☐
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☐
Other ☐

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	77.77	3980.00'	01°07'10"	38.89'	S 07°21'53" E 77.77'
C2	475.40'	1720.00'	15°50'11"	239.23'	S 01°06'47" W 475.89'
C3	207.66'	1585.00'	07°30'24"	103.98'	S 12°47'05" W 207.51'
C4	206.35'	1575.00'	07°30'24"	103.32'	N 12°47'05" E 206.20'
C5	472.64'	1710.00'	15°50'11"	237.83'	N 01°06'47" E 471.13'
C6	77.49'	3970.00'	01°07'06"	38.75'	N 07°21'51" W 77.49'

LOT AND AREA TABULATION	
TOTAL AREA OF WIDENING STRIP	0.204 AC±
TOTAL AREA SHOWN ON THIS PLAT	0.204 AC±
TOTAL AREA WITHIN CRITICAL AREA	0.204 AC±

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE

DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO

PERMANENT MONUMENTS AND METAL ROOS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-108.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE

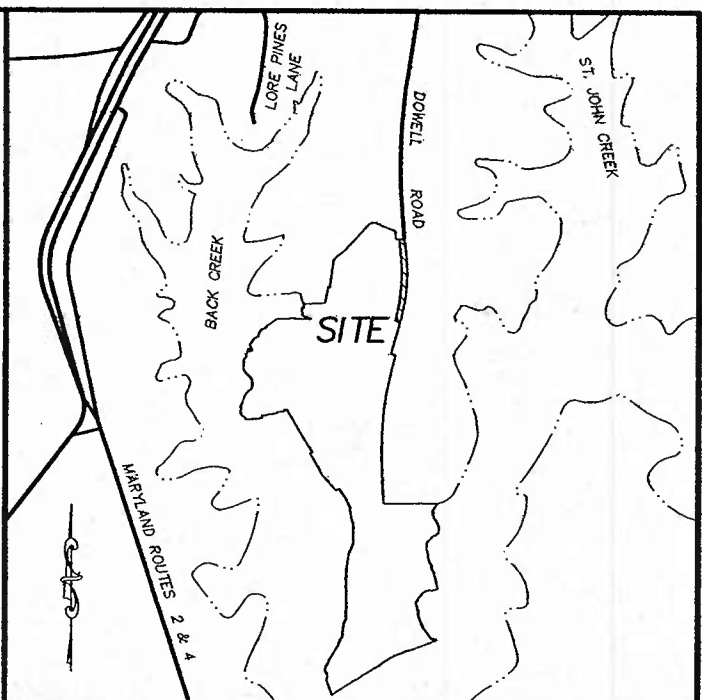
REGISTERED SURVEYOR

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

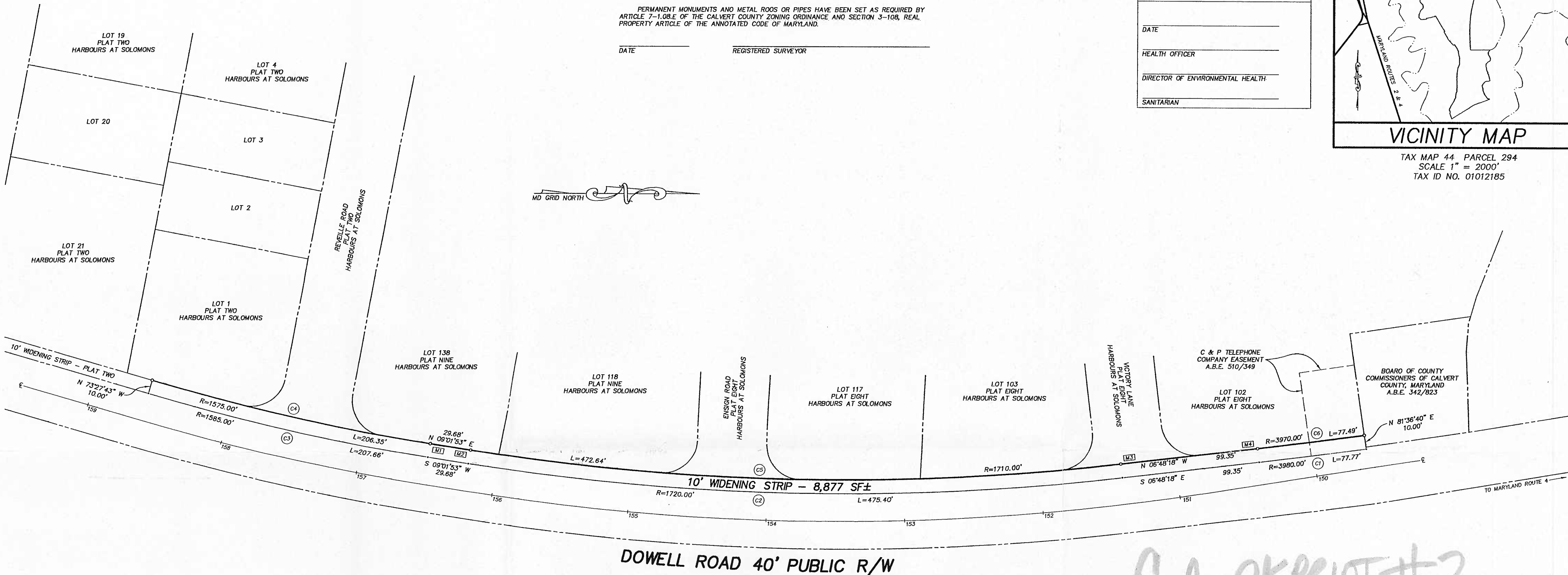
THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONSONANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT	
DATE	
HEALTH OFFICER	
DIRECTOR OF ENVIRONMENTAL HEALTH	
SANITARIAN	



VICINITY MAP

TAX MAP 44, PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185



LEGEND

- IRON ROD SET UNLESS OTHERWISE NOTED

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE

OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE

WITNESS

OWNER: STEPHEN A. ECKERT,
MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVE., SUITE 300
BETHESDA, MD 20814

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the platted area shown hereon.
- There are no wetlands or associated buffers within the platted area shown hereon.
- Development within the Critical Area (CA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archaeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The homeowners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

COORDINATES		
NO.	NORTH	EAST
M1	244307.08	1469171.66
M2	244336.40	1469126.32
M3	244807.44	1469185.47
M4	244906.09	1469173.70

DATE



COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103 Chesapeake & Atlantic Coastal Bays

DATE JULY 2007	SCALE 1" = 50'
JOB NO. 1-8667	DRAWN BY SH
FIELD REFS THE HARBOURS AT SOLOMONS	APPROVED JSD
DATE FEB 14 2008	REVISION

CRITICAL AREA COMMISSION

C.A. CKPRINT #2
due 2/27/08
comments to Chris Fitz

PLAT ONE

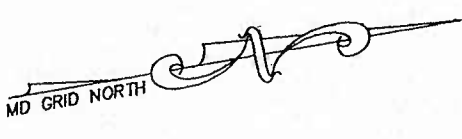
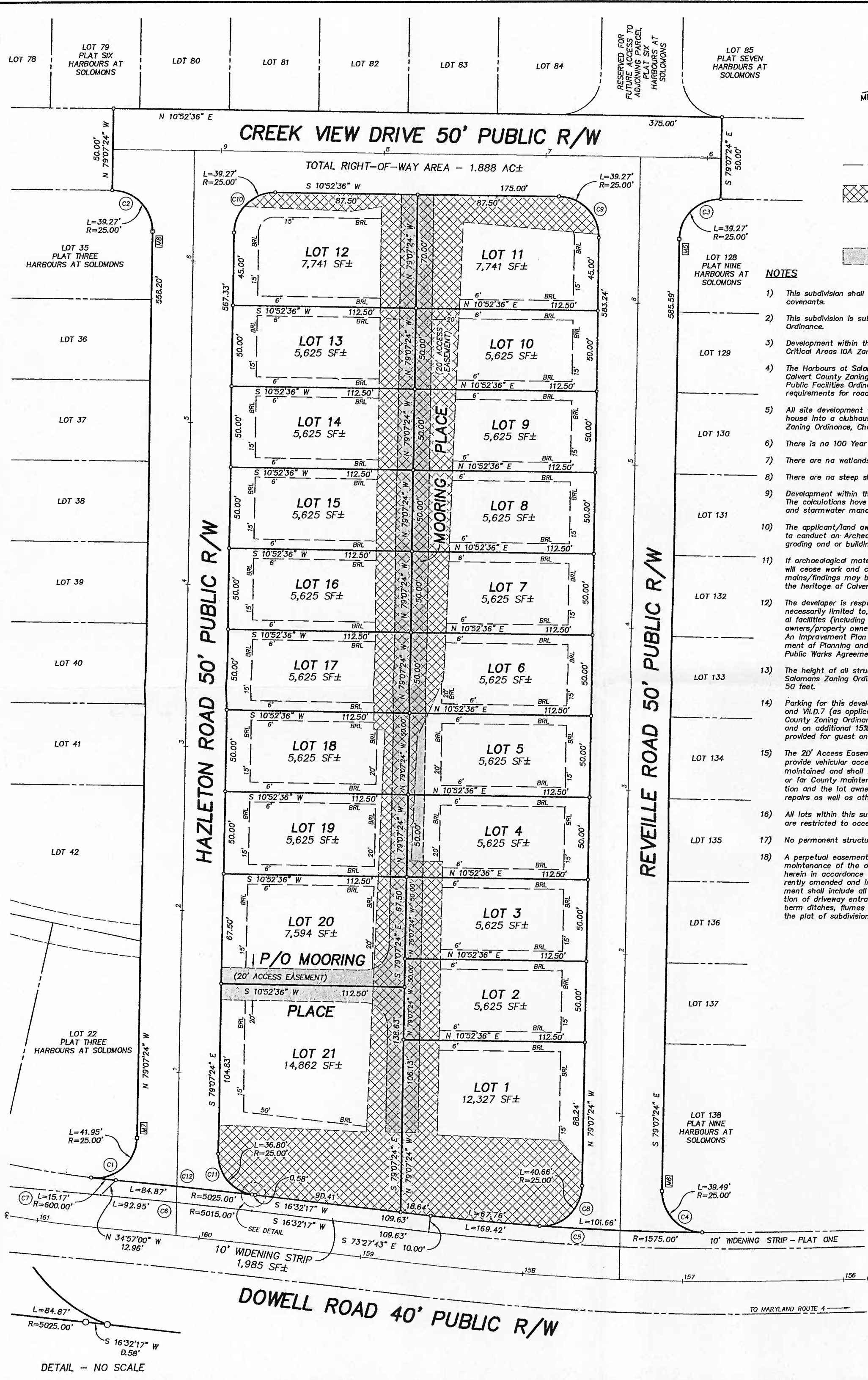
10' WIDENING STRIP ALONG DOWELL ROAD

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL

FIRST DISTRICT, CALVERT COUNTY, MARYLAND

PLANNING AND ZONING CASE NO. SD 02-08A



LEGEND

- BRL BUILDING RESTRICTION LINE
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- IRON ROD SET UNLESS OTHERWISE NOTED
- 20' ACCESS EASEMENT

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas 10A Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.D5.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the platted area shown hereon.
- There are no wetlands or associated buffers within the platted area shown hereon.
- There are no steep slopes (15% or greater) within the platted area shown hereon.
- Development within the Critical Area (IDA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archaeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VIL.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VIL.D.2, VIL.D.6 and VIL.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- The 20' Access Easement (Mooring Place) shown hereon is for the construction of an alley to provide vehicular access to the lots. The alley shall remain private, non-County owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Mooring Place.
- No permanent structures are allowed within the Utility and 20' Access Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

CURVE		DATA			
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING
C1	41.95'	25.00'	96°08'33"	27.83'	N 31°03'08" W
C2	39.27'	25.00'	90°00'00"	25.00'	S 55°52'36" W
C3	39.27'	25.00'	90°00'00"	25.00'	S 55°52'36" W
C4	39.27'	25.00'	90°00'00"	25.22'	N 55°37'33" E
C5	169.42'	1575.00'	08°09'48"	84.79'	S 13°27'23" W
C6	92.95'	5015.00'	01°03'43"	46.47'	S 16°00'26" W
C7	15.17'	600.00'	01°26'55"	7.59'	S 16°17'41" W
C8	40.66'	25.00'	93°11'47"	26.44'	N 32°31'51" W
C9	39.27'	25.00'	90°00'00"	25.00'	S 55°52'36" W
C10	39.27'	25.00'	90°00'00"	25.00'	S 55°52'36" W
C11	36.80'	25.00'	84°20'19"	22.64'	N 58°42'26" E
C12	84.87'	5025.00'	00°58'04"	42.44'	S 16°03'15" W

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LDTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____ REGISTERED SURVEYOR _____

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY 'M' AND SEWERAGE PLANNING CATEGORY 'S1'.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONSONANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT	
DATE	_____
HEALTH OFFICER	_____
DIRECTOR OF ENVIRONMENTAL HEALTH	_____
SANITARIAN	_____

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LDTS	21
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	3,220 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1,888 AC±
TOTAL AREA OF WIDENING STRIP	0.046 AC±
TOTAL AREA SHOWN ON THIS PLAT	5,154 AC±
TOTAL AREA WITHIN CRITICAL AREA	5,154 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±



VICINITY MAP

TAX MAP 44. PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

APPROVED FOR RECORDING FOR THE PLANNING COMMISSION

DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED _____, 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. _____ AT FOLIO _____.

PERMANENT MONUMENTS AND METAL RODS OR PIPE HAVES BEEN SET AS REQUIRED BY ARTICLE 7-1.0B.E. OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVENUE
SUITE 300
BETHESDA, MD 20814

PLAT TWO

LOTS 1 THROUGH 21, REVEILLE ROAD, HAZLETON ROAD, CREEK VIEW DRIVE, MOORING PLACE AND 10' WIDENING STRIP ALONG DOWELL ROAD

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A

COORDINATES	
NO.	EAST
M5	244361.13 1468561.06
M6	244250.64 1469136.13
M7	243936.64 1469047.91
M8	244041.97 1468499.73



COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

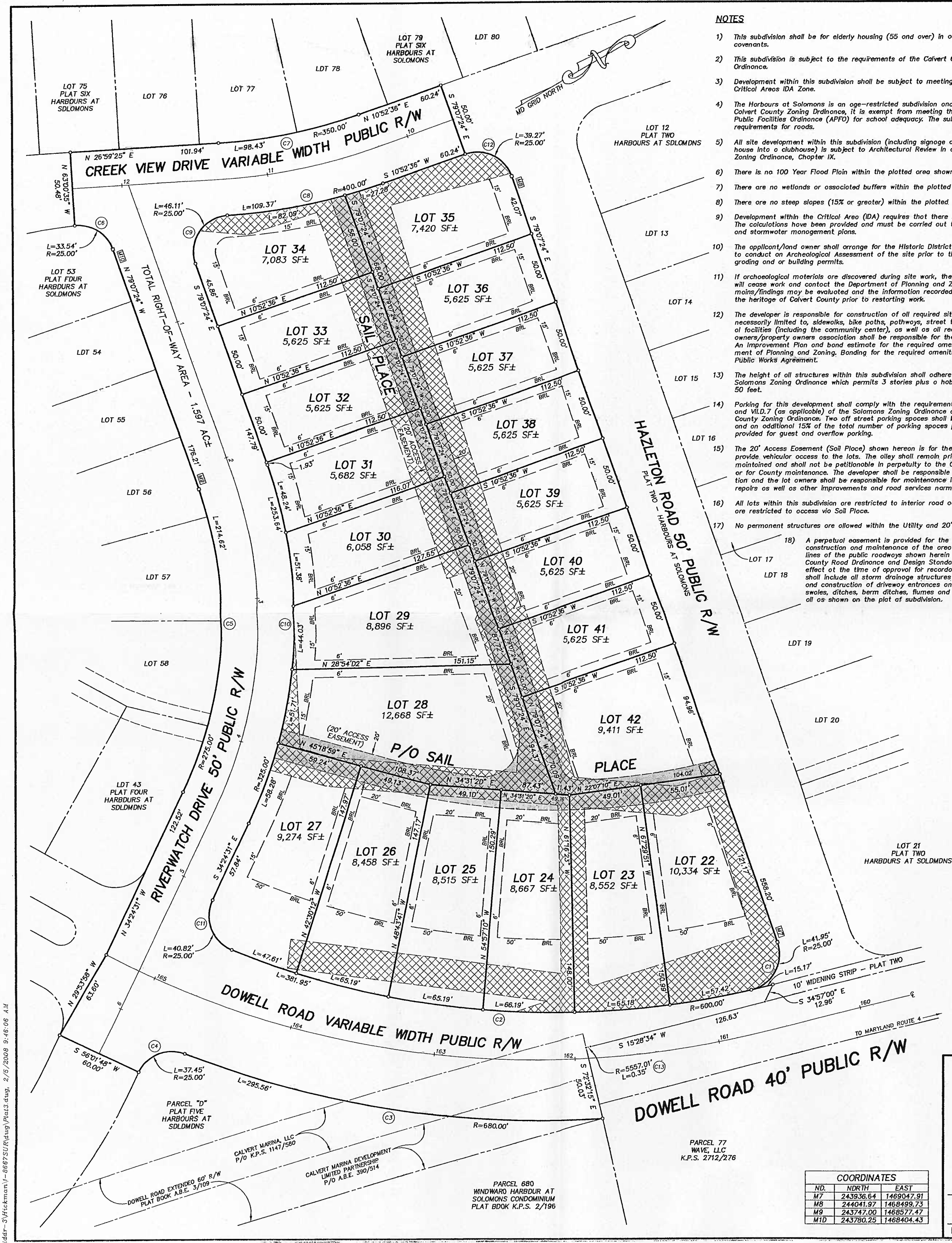
110 MAIN STREET
PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE JULY 2007	SCALE 1" = 50'
JOB NO. 18647	DRAWN BY SH
FLDR REF. THE HARBOURS AT SOLOMONS	APPROVED JSO
FEB 14 2008	REVISION
CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays	

DATE _____

1d4r-3/Hickman/1-8667SUR/dwg/Plat3.dwg, 2/12/2008 9:46:06 AM



NOTES

- 1) This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- 2) This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- 3) Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- 4) The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- 5) All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- 6) There is no 100 Year Flood Plain within the plotted area shown herein.
- 7) There are no wetlands or associated buffers within the plotted area shown herein.
- 8) There are no steep slopes (15% or greater) within the plotted area shown herein.
- 9) Development within the Critical Area (IDA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- 10) The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- 11) If archeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restoring work.
- 12) The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- 13) The height of all structures within this subdivision shall adhere to Chapter VI.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- 14) Parking for this development shall comply with the requirements of Chapter VI.D.2, VI.D.6 and VI.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and on additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- 15) The 20' Access Easement (Sail Place) shown herein is for the construction of an alley to provide vehicular access to the lots. The alley shall remain private, non-county owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- 16) All lots within this subdivision are restricted to interior road access. The lots shown herein are restricted to access via Sail Place.
- 17) No permanent structures are allowed within the Utility and 20' Access Easements.
- 18) A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

CURVE		DATA				
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	41.95'	25.00'	96.08°33'	27.83'	S 31°03'06" E	37.20'
C2	391.95'	600.00'	36°28'26"	197.70'	N 33°48'26" E	375.54'
C3	295.56'	680.00'	24°54'13"	150.15'	S 38°58'09" W	247.24'
C4	37.45'	25.00'	86°49'46"	23.24'	S 08°30'22" W	34.05'
C5	214.62'	275.00'	44°42'53"	113.11'	N 56°45'58" W	209.21'
C6	33.54'	25.00'	76°52'25"	19.84'	S 62°26'24" W	31.08'
C7	98.43'	350.00'	16°44'49"	49.54'	N 18°58'00" E	98.11'
C8	108.37'	400.00'	15°39'57"	55.03'	S 18°42'54" W	109.03'
C9	46.11'	25.00'	105°39'57"	32.98'	S 26°17'26" E	39.84'
C10	253.64'	325.00'	44°42'53"	133.67'	S 56°45'58" W	247.25'
C11	40.82'	25.00'	93°32'50"	26.60'	S 81°10'56" E	36.43'
C12	39.27'	25.00'	90°00'00"	25.00'	N 55°52'36" E	35.35'
C13	0.35'	5557.01'	0°00'13"	0.17'	S 15°28'28" W	0.35'

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREIN MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREIN, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE

REGISTERED SURVEYOR

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

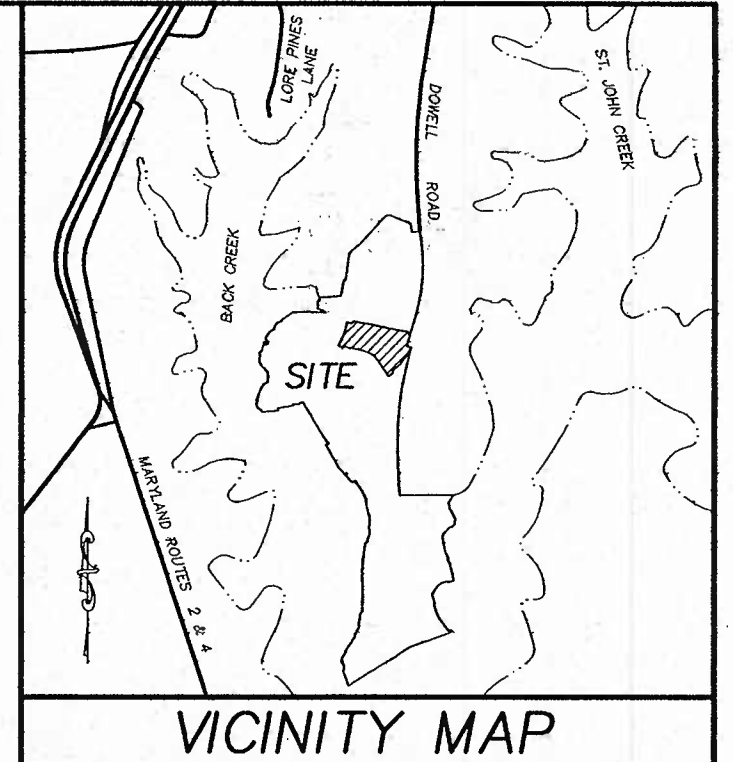
THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT	
DATE	
HEALTH OFFICER	
DIRECTOR OF ENVIRONMENTAL HEALTH	
SANITARIAN	

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	21
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	3,582 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1,597 AC±
TOTAL AREA SHOWN ON THIS PLAT	5,179 AC±
TOTAL AREA WITHIN CRITICAL AREA	5,179 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

LEGEND

- BRL BUILDING RESTRICTION LINE
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- TRACT LINE TO BE ABANDONED
- IRON ROD SET UNLESS OTHERWISE NOTED
- 20' ACCESS EASEMENT



VICINITY MAP

TAX MAP 44, PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREIN IS CORRECT, THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FDUD AND THE LAND CONVEYED BY CALVERT MARINA DEVELOPMENT LIMITED PARTNERSHIP TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FDUD

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE

REGISTERED SURVEYOR

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE

OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 6316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE

WITNESS

OWNER: STEPHEN A. ECKERT,
MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVENUE
SUITE 300
BETHESDA, MD 20814

PLAT THREE

LOTS 22 THROUGH 42, DOWELL ROAD, RIVERWATCH DRIVE, CREEK VIEW DRIVE AND SAIL PLACE

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A



COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE

COORDINATES	
ND	NORTH EAST
N7	2439.36.64 1469047.91
N8	244041.97 1468499.73
M9	243747.00 1468577.47
M10	243780.25 1468404.43

DATE	JULY 2007	SCALE	1" = 50'
JOB NO.	1-8667	DRAWN BY	SH
REVISIONS		APPROVED	
DATE	FEB 1 2008	REVISION	
COMMISSION			

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE R0-9.

DATE _____ REGISTERED SURVEYOR _____

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT

DATE _____
HEALTH OFFICER _____
DIRECTOR OF ENVIRONMENTAL HEALTH _____
SANITARIAN _____

LOT AND AREA TABULATION

TOTAL NO. OF NEW LOTS	16
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	2,445 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1,385 AC±
TOTAL AREA OF PARCELS B & C	0.467 AC±
TOTAL AREA SHOWN ON THIS PLAT	4,297 AC±
TOTAL AREA WITHIN CRITICAL AREA	4,297 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

LEGEND

- BRL — BUILDING RESTRICTION LINE
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- IRON ROD SET UNLESS OTHERWISE NOTED
- 20' ACCESS EASEMENT

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IOA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.0.4 of the Calvert County Zoning Ordinance, is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the platted area shown hereon.
- There are no wetlands or associated buffers within the platted area shown hereon.
- There are no steep slopes (15% or greater) within the platted area shown hereon.
- Development within the Critical Area (IOA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archaeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VII.0.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VII.0.2, VII.0.6 and VII.0.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- The 20' Access Easements (Rudder Place, Boom Place and Tiller Place) shown hereon are for the construction of alleys to provide vehicular access to the lots. The alleys shall remain private, non-county owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Rudder, Boom or Tiller Place.
- No permanent structures are allowed within the Utility and 20' Access Easements.
- The landscaped island within Parcel "C" must be deeded to the Homeowner's Association; the County will not be responsible for its maintenance. Plantings within the island must be approved by the Department of Public Works to insure adequate sight distance is maintained.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

RESIQUE OF PARCEL 294
CALVERT MARINA, LLC
K.P.S. 1147/580

MO GRIO NORTH

CREEK VIEW DRIVE VARIABLE WIDTH PUBLIC R/W

DOWELL ROAD 80' PUBLIC R/W

RIVERWATCH DRIVE 50' PUBLIC R/W
PLAT THREE - HARBOURS AT SOLOMONS

CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	352.44'	350.00'	57°41'42"	192.79'	N 01°51'26" W	337.74'
C2	33.54'	25.00'	76°52'25"	19.84'	N 62°26'24" E	31.08'
C3	214.62'	275.00'	44°42'53"	113.11'	S 56°45'58" E	209.21'
C4	37.65'	25.00'	86°17'47"	23.43'	N 77°33'24" W	34.19'
C5	39.27'	25.00'	90°00'00"	25.00'	S 14°17'42" W	35.36'
C6	334.19'	350.00'	54°42'29"	181.07'	S 03°21'03" E	321.64'
C7	39.27'	25.00'	90°00'00"	25.00'	S 75°42'18" E	35.36'
C8	40.89'	25.00'	93°42'13"	26.67'	N 12°26'36" E	36.48'
C9	31.42'	10.00'	180°00'00"	NONE	S 30°42'18" E	20.00'
C10	31.42'	10.00'	180°00'00"	NONE	N 30°42'18" W	20.00'

COORDINATES

NO.	NORTH	EAST
M9	243747.00	1468577.47
M10	243780.25	1468404.43
M11	243483.50	1468820.01
M12	243299.87	1468510.81

VICINITY MAP

TAX MAP 44, PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE _____ OAWO K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. _____ AT FOLIO _____.

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.06.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____ OWNER: STEPHEN A. ECKERT,
MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVE.,
SUITE 300
BETHESDA, MD 20814

PLAT FOUR

LOTS 43 THROUGH 58, PARCELS "B" AND "C", DOWELL ROAD,
CREEK VIEW DRIVE, RUDDER PLACE, TILLER PLACE AND BOOM PLACE

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL

FIRST DISTRICT, CALVERT COUNTY, MARYLAND

PLANNING AND ZONING CASE NO. SD 02-08A

C
O
A

COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

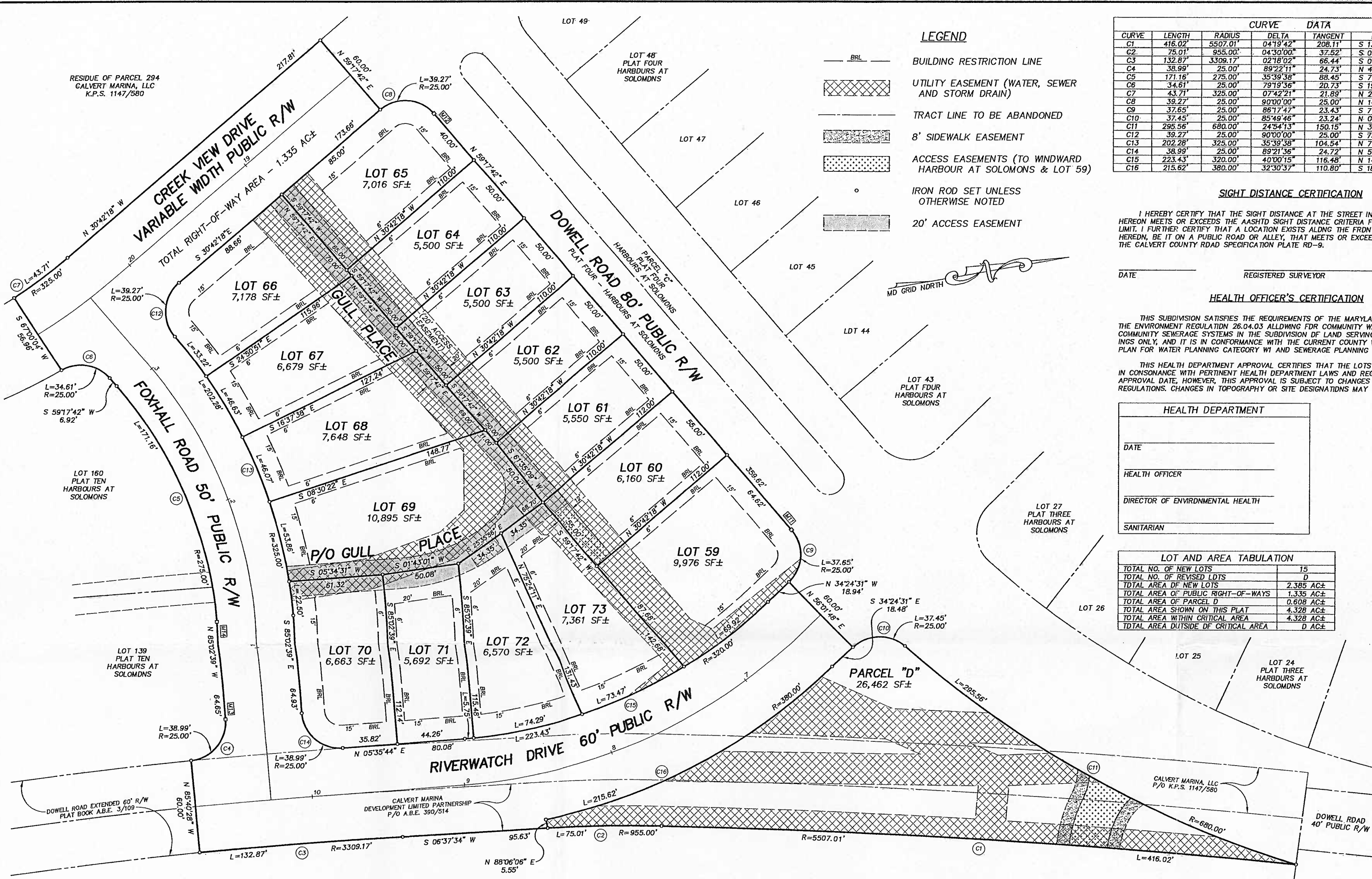
DATE
JULY 2007JOB NO.
1-8667SCALE
1" = 50'DRAWN BY
SHAPPROVED
JUSODATE
FEB 14 2008REVISION
REVISE UTILITY ESMT.

RECEIVED

FEB 14 2008

CRITICAL AREA COMMISSION

Chesapeake & Atlantic Coastal Bays



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING
C1	416.02'	5507.01'	04°19'42"	208.11'	S 13°17'25" W
C2	75.01'	955.00'	04°30'00"	37.52'	S 08°52'34" W
C3	132.87'	3309.17'	02°18'02"	66.44'	S 05°28'33" W
C4	38.99'	25.00'	89°22'11"	24.73'	N 40°21'34" W
C5	171.16'	275.00'	35°39'38"	88.45'	S 77°07'32" W
C6	34.61'	25.00'	79°19'36"	20.73'	S 19°37'55" W
C7	43.71'	325.00'	07°42'21"	21.89'	N 26°51'07" W
C8	39.27'	25.00'	90°00'00"	25.00'	N 14°17'42" E
C9	37.65'	25.00'	86°17'42"	23.43'	S 77°33'24" E
C10	37.45'	25.00'	85°40'48"	23.24'	N 08°30'22" E
C11	296.56'	680.00'	24°54'13"	150.15'	N 38°58'09" E
C12	39.27'	25.00'	90°00'00"	25.00'	S 75°42'18" E
C13	202.28'	325.00'	35°39'38"	104.54'	N 77°07'32" E
C14	38.99'	25.00'	89°21'36"	24.72'	N 50°16'33" E
C15	223.43'	320.00'	40°00'15"	116.48'	N 14°24'23" W
C16	215.62'	380.00'	32°30'37"	110.80'	S 18°09'13" E

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____ REGISTERED SURVEYOR _____

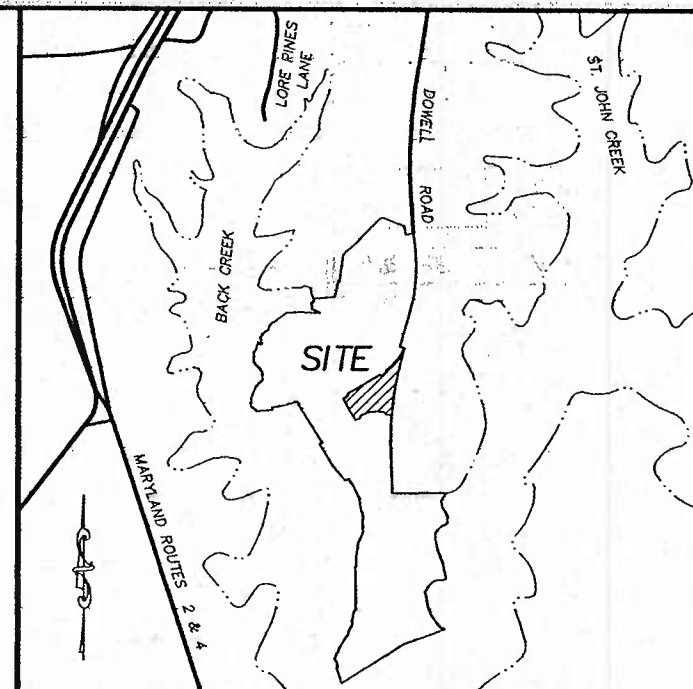
HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT		DATE	REGISTERED SURVEYOR
DATE			
HEALTH OFFICER			
DIRECTOR OF ENVIRONMENTAL HEALTH			
SANITARIAN			

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	15
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	2,385 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1,335 AC±
TOTAL AREA OF PARCEL D	0.608 AC±
TOTAL AREA SHOWN ON THIS PLAT	4,328 AC±
TOTAL AREA WITHIN CRITICAL AREA	4,328 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±



VICINITY MAP

TAX MAP 44, PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

APPROVED FOR RECORDING FOR THE PLANNING COMMISSION

DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO _____ AND THE LAND CONVEYED BY CALVERT MARINA DEVELOPMENT LIMITED PARTNERSHIP TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO _____.

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER CG-SOLOMON'S MARINA, LLC 8120 WOODMONT AVENUE SUITE 300 BETHESDA, MD 20814

PLAT FIVE

LOTS 59 THROUGH 73, PARCEL "D", RIVERWATCH DRIVE, CREEK VIEW DRIVE, FOXHALL ROAD AND GULL PLACE

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL

FIRST DISTRICT, CALVERT COUNTY, MARYLAND

PLANNING AND ZONING CASE NO. SD 02-08A

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFD) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the platted area shown hereon.
- There are no wetlands or associated buffers within the platted area shown hereon.
- There are no steep slopes (15% or greater) within the platted area shown hereon.
- Development within the Critical Area (IDA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.

- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VIL.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VIL.D.2, VIL.D.6 and VIL.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- The 20' Access Easement (Gull Place) shown hereon is for the construction of an alley to provide vehicular access to the lots. The alley shall remain private, non-County owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Gull Place.
- No permanent structures are allowed within the Utility and 20' Access Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

COORDINATES		
NO.	NORTH	EAST
M11	243483.50	1468820.01
M12	243299.87	1468810.81
M13	243096.52	1468879.12
M14	243102.10	1468814.72

DATE _____

COLLINSON, OLIFF & ASSOCIATES, INC.
Surveyors • Engineers
Land Planners
110 MAIN STREET
PRINCE FREDERICK, MARYLAND 20678
410-535-3101 • 301-855-1599 • FAX 410-535-3102

DATE JULY 2007	SCALE 1" = 50'
JOB NO. 1-8667	DRAWN BY SH
FLDR REF. THE HARBOURS AT SOLOMONS	APPROVED JJO
DATE FEB 14 2008	REVISION
CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays	

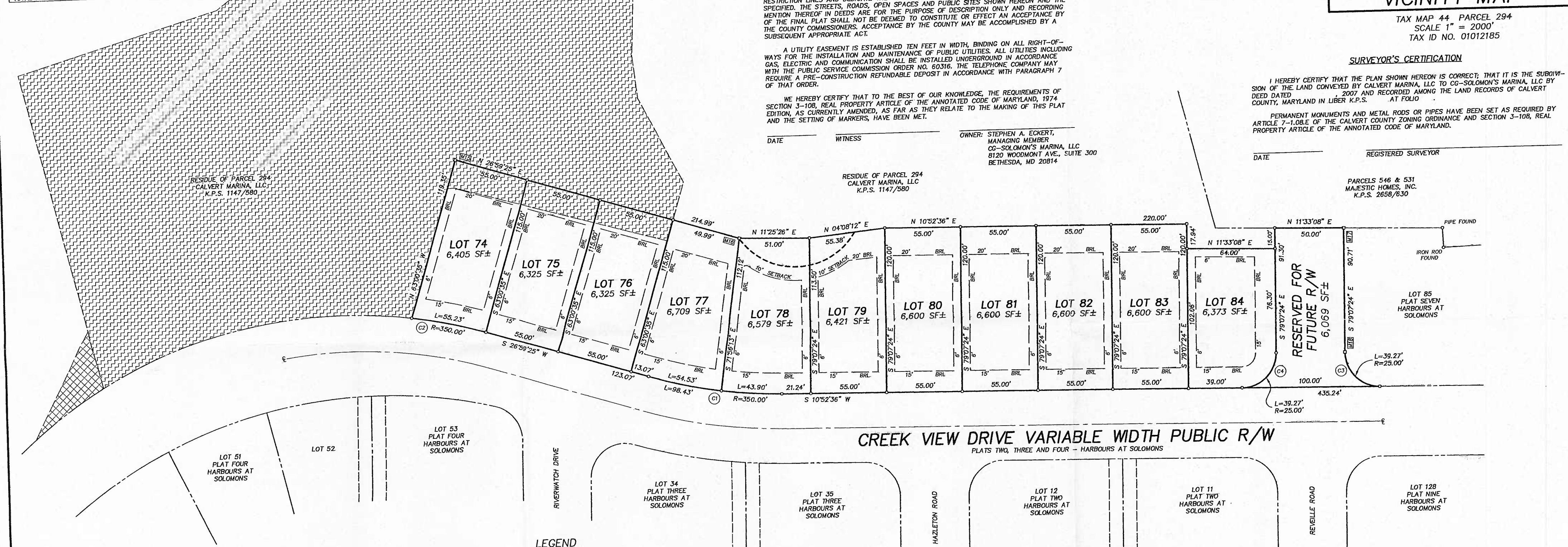
CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING
C1	98.43	350.00	16°08'49"	49.54'	S 18°56'00" W
C2	55.23	350.00	09°02'28"	27.67'	S 22°28'11" W
C3	39.27	25.00	90°00'00"	25.00'	N 55°52'36" E
C4	39.27	25.00	90°00'00"	25.00'	N 34°07'24" W

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____ REGISTERED SURVEYOR _____

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	11
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	1,643 AC±
TOTAL AREA OF RESERVED PARCEL	0.139 AC±
TOTAL AREA SHOWN ON THIS PLAT	1,782 AC±
TOTAL AREA WITHIN CRITICAL AREA	1,782 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±



HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONSONANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVE., SUITE 300
BETHESDA, MD 20814

HEALTH DEPARTMENT

DATE _____
HEALTH OFFICER _____
DIRECTOR OF ENVIRONMENTAL HEALTH _____
SANITARIAN _____

VICINITY MAP

TAX MAP 44, PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO _____

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

PARCELS 546 & 531
MAJESTIC HOMES, INC.
K.P.S. 2658/630

LEGEND

- BUILDING RESTRICTION LINE
- STORMWATER MANAGEMENT EASEMENT
- LIMIT OF 50' NON-DISTURBANCE VEGETATED BUFFER
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- IRON ROD SET UNLESS OTHERWISE NOTED

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE _____ DAVID K. HUMPHREYS, SECRETARY

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the plotted area shown hereon.
- A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands landward. The wetlands and associated buffers shall remain undisturbed in perpetuity and to serve for water quality benefits.
- There are no steep slopes (15% or greater) within the plotted area shown hereon.
- Development within the Critical Area (IDA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archaeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restoring work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VIL.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VIL.D.2, VIL.D.6 and VIL.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling unit and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- All lots within this subdivision are restricted to interior road access.
- No permanent structures are allowed within the Utility Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

COORDINATES		
NO.	NORTH	EAST
M5	243773.13	1458194.87
M16	243964.70	1458292.44
M17	244397.12	1458373.77
M18	244380.00	1458462.65

DATE _____

CREEK VIEW DRIVE VARIABLE WIDTH PUBLIC R/W

PLATS TWO, THREE AND FOUR - HARBOURS AT SOLOMONS

PLAT SIX

LOTS 74 THROUGH 84

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL

FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A



COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE JULY 2007	SCALE 1" = 50'
JOB NO. 1-8667	DRAWN BY SH
FILED BY THE HARBOURS AT SOLOMONS	APPROVED JUSO
DATE 1-7-2008	REVISION -

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

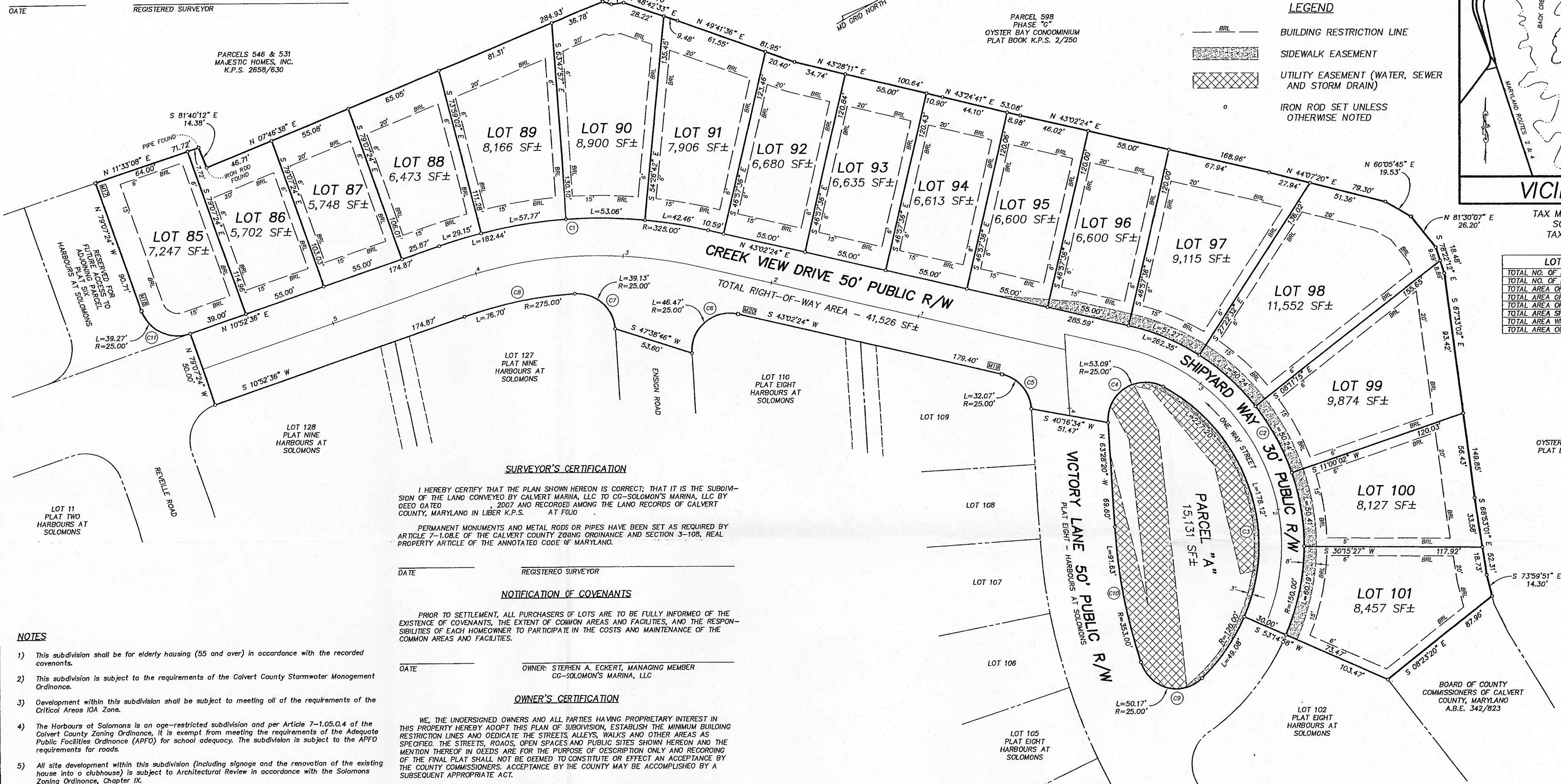
SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE R0-9.

DATE

REGISTERED SURVEYOR

PARCELS 546 & 531
MAJESTIC HOMES, INC.
K.P.S. 2658/630



APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE

DAVID K. HUMPHREYS, SECRETARY

LEGEND

- BRL — BUILDING RESTRICTION LINE
- SIDEWALK EASEMENT
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- IRON ROD SET UNLESS OTHERWISE NOTED

VICINITY MAP

TAX MAP 44 PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

LOT AND AREA TABULATION

TOTAL NO. OF NEW LOTS	17
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	2,994 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	0.953 AC±
TOTAL AREA OF PARCEL A	0.347 AC±
TOTAL AREA SHOWN ON THIS PLAT	4,294 AC±
TOTAL AREA WITHIN CRITICAL AREA	4,294 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

PARCEL 598
PHASE "G"
OYSTER BAY CONDOMINIUM
PLAT BOOK K.P.S. 2/250

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-108.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE

REGISTERED SURVEYOR

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE

OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND EASEMENTS, THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

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WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE

WITNESS

OWNER: STEPHEN A. ECKERT,
MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVE., SUITE 300
BETHESDA, MD 20814

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT

DATE

HEALTH OFFICER

DIRECTOR OF ENVIRONMENTAL HEALTH

SANITARIAN

COORDINATES

NO.	NORTH	EAST
M7	244397.12	1468373.77
M8	244380.00	1468462.85
M9	244852.21	1468787.36
M20	244721.09	1468664.92

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	182.44'	325.00'	320°48'	93.89'	N 26°57'50" E	180.06'
C2	282.35'	150.00'	100°12'34"	179.43'	S 86°51'19" E	230.17'
C3	227.20'	120.00'	108°28'41"	166.62'	S 67°33'34" E	194.75'
C4	53.09'	25.00'	121°40'26"	44.80'	S 02°38'07" E	43.66'
C5	32.07'	25.00'	73°29'16"	18.66'	S 79°47'02" W	29.91'
C6	46.47'	25.00'	106°30'44"	33.49'	S 101°25'58" E	40.07'
C7	39.13'	25.00'	89°40'17"	24.86'	S 71°41'31" W	35.25'
C8	76.70'	275.00'	15°58'47"	38.60'	S 18°51'59" W	76.45'
C9	50.17'	25.00'	114°58'31"	39.22'	S 44°10'02" W	42.16'
C10	91.63'	353.00'	14°52'23"	46.08'	N 70°54'31" W	91.38'
C11	39.27'	25.00'	90°00'00"	25.00'	S 55°52'36" W	35.36'

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IOA Zone.
- The Harbours of Solomons is an age-restricted subdivision and per Article 7-1.05.0.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the plotted area shown hereon.
- There are no wetlands or associated buffers within the plotted area shown hereon.
- There are no steep slopes (15% or greater) within the plotted area shown hereon.
- Development within the Critical Area (IOA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restoring work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VI.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VI.O.2, VI.O.6 and VI.O.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and on additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Creek View Drive and Shipyard Way.
- No permanent structures are allowed within the Utility Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

PLAT SEVEN

LOTS 85 THROUGH 101, PARCEL "A",
CREEK VIEW DRIVE AND SHIPYARD WAY

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL

FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A

COA

COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE

DATE	NOV. 2007	SCALE	1" = 50'
JOB NO.	1-8667	DRAWN BY	SH
ELDR. REF.	AT SOLOMONS	APPROVED	UNSO
DATE	FEB 22 2008	REVISION	
CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays			

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE ASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE R0-9.

DATE _____ REGISTERED SURVEYOR _____

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS, CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT

DATE _____

HEALTH OFFICER _____

DIRECTOR OF ENVIRONMENTAL HEALTH _____

SANITARIAN _____

LOT AND AREA TABULATION

TOTAL NO. OF NEW LOTS	16
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	2,924 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1,161 AC±
TOTAL AREA SHOWN ON THIS PLAT	4,085 AC±
TOTAL AREA WITHIN CRITICAL AREA	4,085 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

LEGEND

BRL BUILDING RESTRICTION LINE

UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)

SIDEWALK EASEMENT

IRON ROD SET UNLESS OTHERWISE NOTED

20' ACCESS EASEMENT

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the plotted area shown hereon.
- There are no wetlands or associated buffers within the plotted area shown hereon.
- There are no steep slopes (15% or greater) within the plotted area shown hereon.
- Development within the Critical Area (IOA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The homeowners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VI.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VI.D.2, VI.D.6 and VI.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- The 20' Access Easement (Skipper Place) shown hereon is for the construction of an alley to provide vehicular access to the lots. The alley shall remain private, non-County owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Shipyard Way and Skipper Place.
- No permanent structures are allowed within the Utility and 20' Access Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

LOT 90
PLAT SEVEN
HARBOURS AT
SOLOMONS

LOT 91

LOT 92

LOT 93

LOT 94

LOT 95

LOT 96

LOT 97

LOT 98

LOT 99

LOT 100

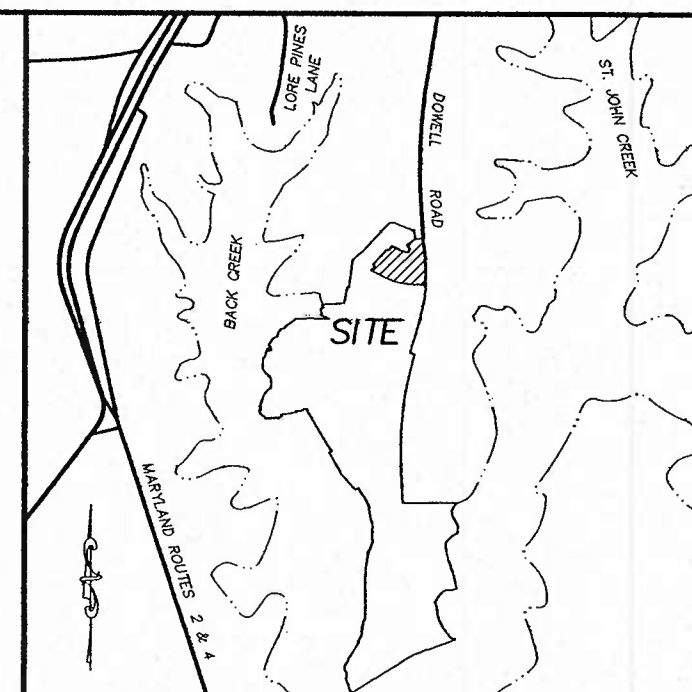
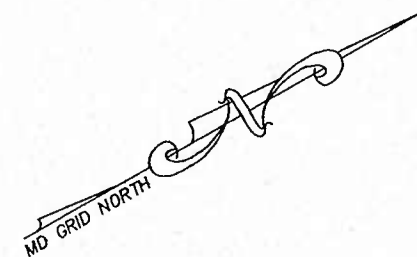
LOT 101
PLAT SEVEN
HARBOURS AT
SOLOMONSLOT 102
16,732 SF±LOT 103
12,049 SF±LOT 104
6,291 SF±LOT 105
6,132 SF±LOT 106
6,163 SF±LOT 107
6,181 SF±LOT 108
5,574 SF±LOT 109
7,821 SF±LOT 110
9,443 SF±LOT 111
5,600 SF±LOT 112
6,079 SF±LOT 113
6,271 SF±LOT 114
6,305 SF±LOT 115
6,324 SF±LOT 116
7,326 SF±LOT 117
13,078 SF±LOT 118
PLAT NINE
HARBOURS AT
SOLOMONSCREEK VIEW DRIVE 50' PUBLIC R/W
PLAT SEVEN - HARBOURS AT SOLOMONS

VICTORY LANE 50' PUBLIC R/W

ENSIGN ROAD 50' PUBLIC R/W

DOWELL ROAD 40' PUBLIC R/W

CURVE		DATA	
CURVE	LENGTH	RADIUS	DELTA
C1	77.49'	3970.00'	01°07'06"
C2	333.75'	1710.00'	11°05'57"
C3	40.01'	25.00'	91°42'02"
C4	280.98'	675.00'	23°51'02"
C5	46.47'	25.00'	106°30'44"
C6	32.07'	25.00'	73°29'16"
C7	91.63'	353.00'	14°52'23"
C8	50.17'	25.00'	114°58'31"
C9	49.07'	120.00'	23°25'48"
C10	82.91'	150.00'	31°40'12"
C11	38.24'	25.00'	87°38'49"
C12	25.12'	353.00'	04°04'39"
C13	39.27'	25.00'	90°00'00"
C14	39.91'	25.00'	91°27'27"
C15	234.45'	403.00'	33°19'58"
C16	260.17'	625.00'	23°51'02"
C17	40.01'	25.00'	91°42'02"



VICINITY MAP

TAX MAP 44 PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE _____ OAVO K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED _____, 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. _____ AT FOLIO _____.

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____ OWNER: STEPHEN A. ECKERT,
MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVE.
SUITE 300
BETHESDA, MD 20814

PLAT EIGHT

LOTS 102 THROUGH 117, VICTORY LANE, ENSIGN ROAD,
SHIPYARD WAY AND SKIPPER PLACE

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A

COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

COORDINATES	
NO.	EAST
M19	244852.21
M20	244721.09
M21	244501.18
M22	244507.27

DATE _____

DATE	SCALE
NOV. 2007	1" = 50'
JOB NO.	DRAWN BY
1-8667	SH
FLDR REF.	APPROVED
THE HARBOURS AT SOLOMONS	JSO
DATE	REVISION

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONSONANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT	
DATE _____	
HEALTH OFFICER _____	
DIRECTOR OF ENVIRONMENTAL HEALTH _____	
SANITARIAN _____	

		CURVE		DATA		
CURVE	LENGTH	RAIUS	DELTA	TANGENT	BEARING	CHORO
C1	39.49'	25.00'	90.00/00.7'	25.22'	S 55.37/2.3'	W 35.51'
C2	39.27'	25.00'	90.00/00.0'	25.00'	N 34.07/2.4'	W 35.36'
C3	76.70'	275.00'	15.98/4.7'	38.60'	N 18.51/5.9'	E 76.45'
C4	39.21'	25.00'	90.00/00.7'	25.22'	S 55.37/2.3'	W 35.51'
C5	280.83'	675.00'	2.35/10.2'	142.56'	S 75.23/5.1'	E 278.96'
C6	40.01'	25.00'	91.42/2.02'	25.75'	S 41.26/2.1'	E 35.88'
C7	138.60'	1710.00'	0.67/1.88'	64.78'	S 62.12/1.6'	W 138.65'
C8	38.83'	1575.00'	0.19/2.35'	18.52'	S 68.92/1.6'	W 38.83'

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____ REGISTERED SURVEYOR _____

TAX MAP 44 PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DAVID K. HUMPHREYS, SECRETARY

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED _____, 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. _____ AT FOLIO _____.

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

OATE OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ACCEPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED, THE STREETS, ADJACENT SPACES AND PUBLIC SITES SHOWN HEREON AND MENTION THEREOF IN OEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDER OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS, ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.


A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

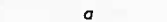
DATE	WITNESS	OWNER: STEPHEN A. ECKERT, MANAGING MEMBER CG-SOLOMON'S MARINA, LLC 8120 WOODMONT AVENUE, SUITE 300 BETHESDA, MD 20814
------	---------	--------------------------------------------------------------------------------------------------------------------------------------

PLANNING AND ZONING CASE NO. SD 02-08A

BRL _____ BUILDING RESTRICTION LINE

 UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)

a _____ IRON ROD SET UNLESS OTHERWISE NOTED

 20' ACCESS EASEMENT

COORDINATES		
NO.	NORTH	EAST
M5	244361.13	1468561.06
M6	244250.64	1469136.13
M21	244501.18	1469168.77
M22	244507.27	1469038.47

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	21
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	3.588 AC±
TOTAL AREA SHOWN ON THIS PLAT	3.588 AC±
TOTAL AREA WITHIN CRITICAL AREA	3.588 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

DOWELL ROAD 40' PUBLIC R/W

COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

[illegible]

BACK CREEK

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-3.

DATE

REGISTERED SURVEYOR

LEGEND

BRL

BUILDING RESTRICTION LINE

UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)

IRON ROD SET UNLESS OTHERWISE NOTED

STORMWATER MANAGEMENT EASEMENT

TRACT LINE TO BE ABANDONED

20' ACCESS EASEMENT

CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	328.70'	3308.17'	05°38'21"	162.98'	S 01°30'21" W	325.57'
C2	121.51'	4458.22'	01°33'42"	60.76'	S 02°05'40" E	121.51'
C3	38.80'	25.00'	88°56'02"	24.54'	N 47°20'32" W	35.02'
C4	39.91'	25.00'	91°28'15"	25.65'	S 42°27'20" W	35.81'
C5	119.30'	325.00'	21°01'53"	60.33'	N 12°29'00" W	118.63'
C6	34.61'	25.00'	79°19'36"	20.73'	N 19°37'53" E	31.91'
C7	171.16'	275.00'	35°39'38"	88.45'	N 77°07'32" E	168.41'
C8	38.99'	25.00'	89°22'11"	24.73'	S 40°21'34" E	35.16'
C9	118.23'	375.00'	18°03'50"	59.61'	S 10°59'58" E	117.74'
C10	39.20'	25.00'	89°50'30"	24.93'	S 46°53'18" E	35.31'
C11	39.18'	25.00'	89°48'18"	24.92'	N 43°17'18" E	35.30'
C12	23.69'	4518.22'	00°18'02"	11.85'	N 01°27'50" E	23.69'
C13	331.61'	3369.17'	05°38'21"	165.94'	N 01°30'21" E	331.47'

RESIDUE OF PARCEL 294
CALVERT MARINA, LLC
K.P.S. 1147/580

MD GRID NORTH

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE. HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT

DATE

HEALTH OFFICER

DIRECTOR OF ENVIRONMENTAL HEALTH

SANITARIAN

VICINITY MAP

TAX MAP 44 PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLD

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.05E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE

REGISTERED SURVEYOR

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE

OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE

WITNESS

OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVENUE
SUITE 300
BETHESDA, MD 20814

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	22
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	3,310 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1,883 AC±
TOTAL AREA SHOWN ON THIS PLAN	5,193 AC±
TOTAL AREA WITHIN CRITICAL AREA	5,193 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is a 100 Year Flood Plain within the platted area shown hereon.
- There are no wetlands or associated buffers within the platted area shown hereon.
- There are no steep slopes (15% or greater) within the platted area shown hereon.
- Development within the Critical Area (IDA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/and owner shall arrange for the Historic District Commission or its designee, to conduct an Archaeological Assessment of the site prior to the issuance of any demarcation, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.

- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreational facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VII.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VII.D.2, VII.D.6 and VII.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- The 20' Access Easement (Drogue Place) shown hereon is for the construction of an alley to provide vehicular access to the lots. The alley shall remain private, non-county owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Drogue Place.
- No permanent structures are allowed within the Utility and 20' Access Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plan. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

COORDINATES		
NO.	NORTH	EAST
M3	243096.52	1468879.12
M4	243102.10	14688814.72
M23	242437.41	1468876.55
M24	242431.78	14688698.21

DATE

PLAT TEN

LOTS 139 THROUGH 160, CREEK VIEW DRIVE,
BELLE FIELD ROAD, RIVERWATCH DRIVE AND DROGUE PLACE

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A



COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	NOV. 2007	SCALE	1" = 50'
JOB NO.	1-8667	DRAWN BY	SH
F.L.D.R. REF.	THE HARBOURS AT SOLOMONS	APPROVED	JSO
DATE		REVISION	

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____ REGISTERED SURVEYOR _____



LEGEND

- BRL — BUILDING RESTRICTION LINE
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- o IRON ROD SET UNLESS OTHERWISE NOTED
- TRACT LINE TO BE ABANDONED
- 20' ACCESS EASEMENT

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING
C1	68.89'	4458.22'	00°33'07"	34.45'	S 03°19'06" E
C2	39.27'	25.00'	90°00'00"	25.00'	S 41°14'21" W
C3	39.27'	25.00'	90°00'00"	25.00'	N 48°45'39" W
C4	38.21'	25.00'	87°34'23"	23.96'	S 42°27'10" W
C5	52.58'	275.00'	10°57'19"	26.37'	N 06°48'41" W
C6	135.11'	750.00'	10°19'17"	67.74'	N 07°07'42" W
C7	39.91'	25.00'	91°28'15"	25.65'	N 42°27'20" E
C8	38.80'	25.00'	88°56'02"	24.54'	S 47°20'32" E
C9	110.07'	700.00'	09°00'32"	55.15'	S 07°47'04" E
C10	35.55'	25.00'	81°28'18"	21.53'	S 53°07'30" E
C11	39.27'	25.00'	90°00'00"	25.00'	N 41°14'21" E
C12	35.47'	4518.22'	00°26'58"	17.74'	N 03°06'01" W

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE. HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

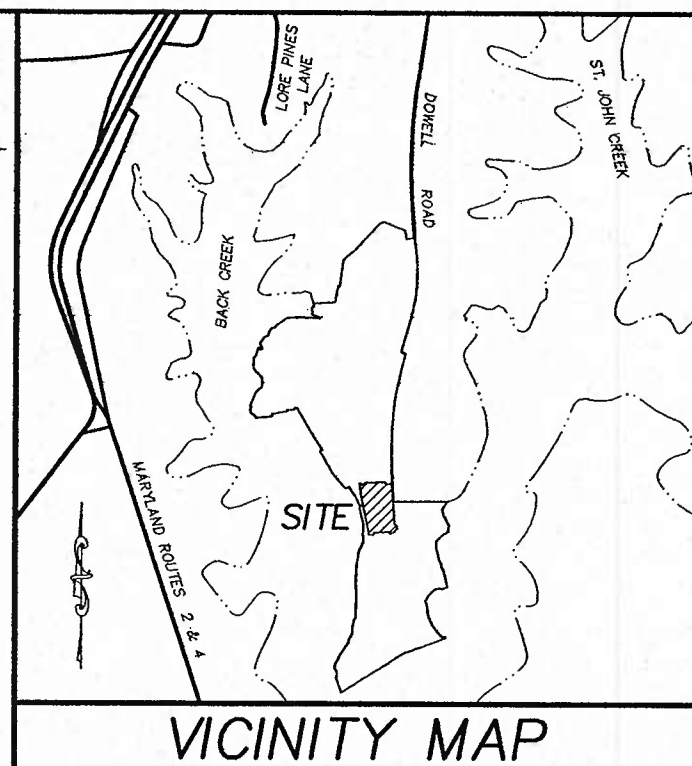
HEALTH DEPARTMENT

DATE _____

HEALTH OFFICER _____

DIRECTOR OF ENVIRONMENTAL HEALTH _____

SANITARIAN _____



VICINITY MAP

TAX MAP 44. PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE _____ DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO _____

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-108 OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVENUE
SUITE 300
BETHESDA, MD 20814

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	14
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	2.032 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1.454 AC±
TOTAL AREA OF PARCEL "E"	0.217 AC±
TOTAL AREA SHOWN ON THIS PLAN	3.703 AC±
TOTAL AREA WITHIN CRITICAL AREA	3.703 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the plotted area shown hereon.
- There are no wetlands or associated buffers within the plotted area shown hereon.
- There are no steep slopes (15% or greater) within the plotted area shown hereon.
- Development within the Critical Area (IDA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, potholes, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VIL.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VIL.D.2, VIL.D.6 and VIL.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- The 20' Access Easement (Cringle Place) shown hereon is for the construction of an alley to provide vehicular access to the lots. The alley shall remain private, non-county owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Cringle Place.
- No permanent structures are allowed within the Utility and 20' Access Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plot. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

COORDINATES		
NO.	NORTH	EAST
M23	242437.41	1468876.55
M24	242431.78	1468898.21
M25	241924.92	1468918.86
M26	241916.74	1468784.49

DATE _____

PLAT ELEVEN

LOTS 161 THROUGH 174, CREEK VIEW DRIVE,
WHITECAP ROAD, RIVERWATCH DRIVE AND CRINGLE PLACE

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A



COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	NOV. 2007	SCALE	1" = 50'
JOB NO.	1-8667	DRAWN BY	SH
FLDR REF.	THE HARBOURS AT SOLOMONS	APPROVED	JSO
DATE		REVISION	

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____ REGISTERED SURVEYOR _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO _____

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	23
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	3,104 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1,684 AC±
TOTAL AREA SHOWN ON THIS PLAT	4,788 AC±
TOTAL AREA WITHIN CRITICAL AREA	4,788 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

LEGEND

- BRL — BUILDING RESTRICTION LINE
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- IRON ROD SET UNLESS OTHERWISE NOTED
- — — — — LIMIT OF 50' NON-DISTURBANCE VEGETATED BUFFER
- 20' ACCESS EASEMENT

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT

DATE _____

HEALTH OFFICER _____

DIRECTOR OF ENVIRONMENTAL HEALTH _____

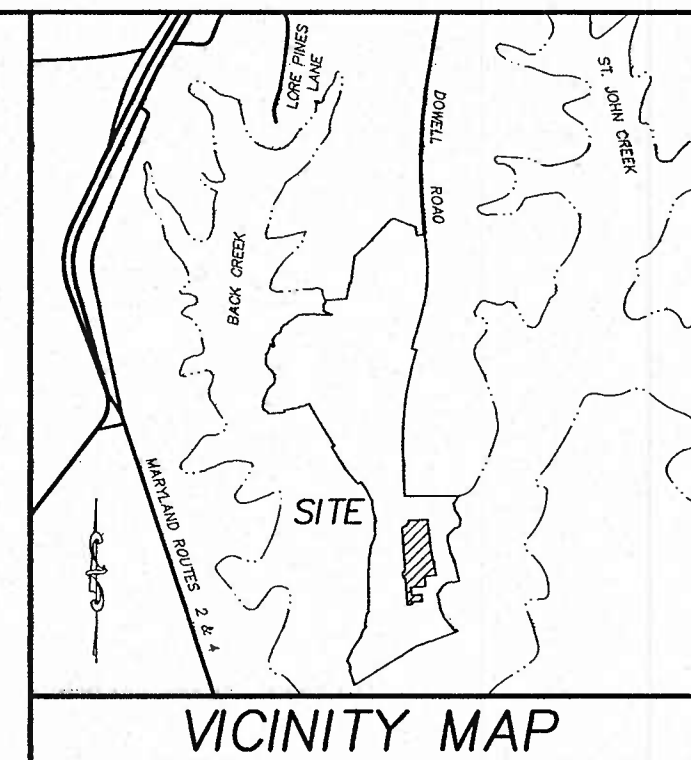
SANITARIAN _____

CURVE DATA	
CURVE	DATA
C1	81.93' 885.00' 051°15' 40.99' S 08°56'16" E 81.90'
C2	39.27' 25.00' 90°00'00" 25.00' N 48°45'39" W 35.36'
C3	39.27' 25.00' 90°00'00" 25.00' N 41°14'21" E 35.36'
C4	39.27' 25.00' 90°00'00" 25.00' N 41°14'21" W 35.36'
C5	39.27' 25.00' 90°00'00" 25.00' S 48°45'39" E 35.36'
C6	39.27' 25.00' 90°00'00" 25.00' S 48°45'39" E 35.36'
C7	42.69' 25.00' 97°49'44" 28.67' N 37°19'29" E 37.69'
C8	84.70' 915.00' 051°15' 42.38' N 08°56'16" W 84.67'
C9	38.17' 25.00' 87°28'30" 23.92' N 50°01'24" W 34.57'

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE _____ DAVID K. HUMPHREYS, SECRETARY

MD GRID NORTH



VICINITY MAP

TAX MAP 44, PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BOUNDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____

OWNER: STEPHEN A. ECKERT,
MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVENUE
SUITE 300
BETHESDA, MD 20814

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IOA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.0.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the platted area shown hereon.
- A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands landward. The wetlands and associated buffers shall remain undisturbed in perpetuity and to serve for water quality benefits.
- There are no steep slopes (15% or greater) within the platted area shown hereon.
- Development within the Critical Area (IOA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The homeowners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VI.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VI.D.2, VI.D.6 and VI.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- The 20' Access Easement (Marlin Place) shown hereon is for the construction of an alley to provide vehicular access to the lots. The alley shall remain private, non-county owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Marlin Place, Mainsail Way and Riverwatch Drive.
- No permanent structures are allowed within the Utility and 20' Access Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown hereon in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

COORDINATES

NO.	NORTH	EAST
M27	241994.22	1469210.94
M28	241708.20	1469242.34
M29	241089.85	1468998.80
M30	241359.44	1468981.08

DATE _____

PLAT TWELVE

LOTS 185 THROUGH 207, RIVERWATCH DRIVE,
MAINSAIL WAY AND MARLIN PLACE

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A

COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	DEC. 2007	SCALE	1" = 50'
JOB NO.	1-8667	DRAWN BY	SH
FLDR REF.	THE HARBOURS AT SOLOMONS	APPROVED	JSO
DATE		REVISION	

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____ REGISTERED SURVEYOR _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 12/20/2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO _____.

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT

DATE _____
HEALTH OFFICER _____
DIRECTOR OF ENVIRONMENTAL HEALTH _____
SANITARIAN _____

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____

OWNER: STEPHEN A. ECKERT,
MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVENUE
SUITE 300
BETHESDA, MD 20814

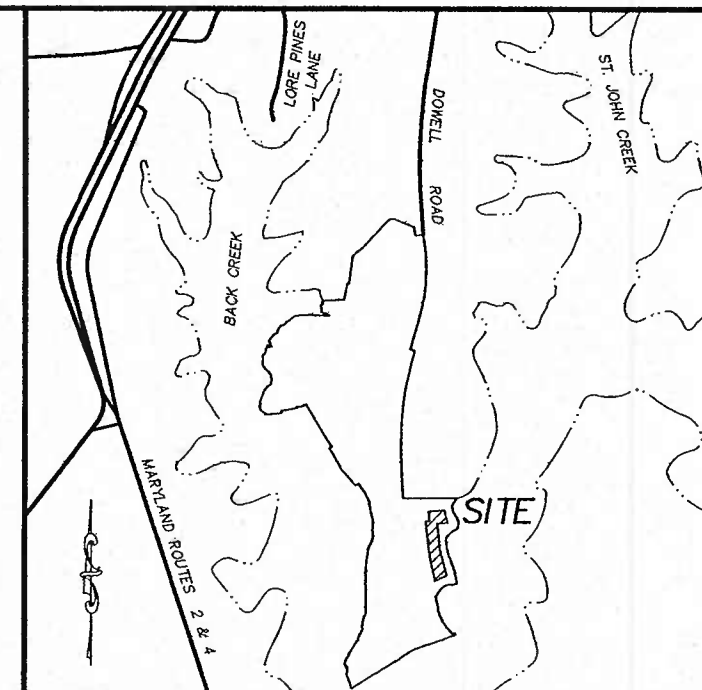
LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	10
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	2,162 AC±
TOTAL AREA SHOWN ON THIS PLAT	2,162 AC±
TOTAL AREA WITHIN CRITICAL AREA	2,162 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING
CI	81.93'	885.00'	05°18'15"	40.99'	N 08°56'16" W

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE _____

DAVID K. HUMPHREYS, SECRETARY

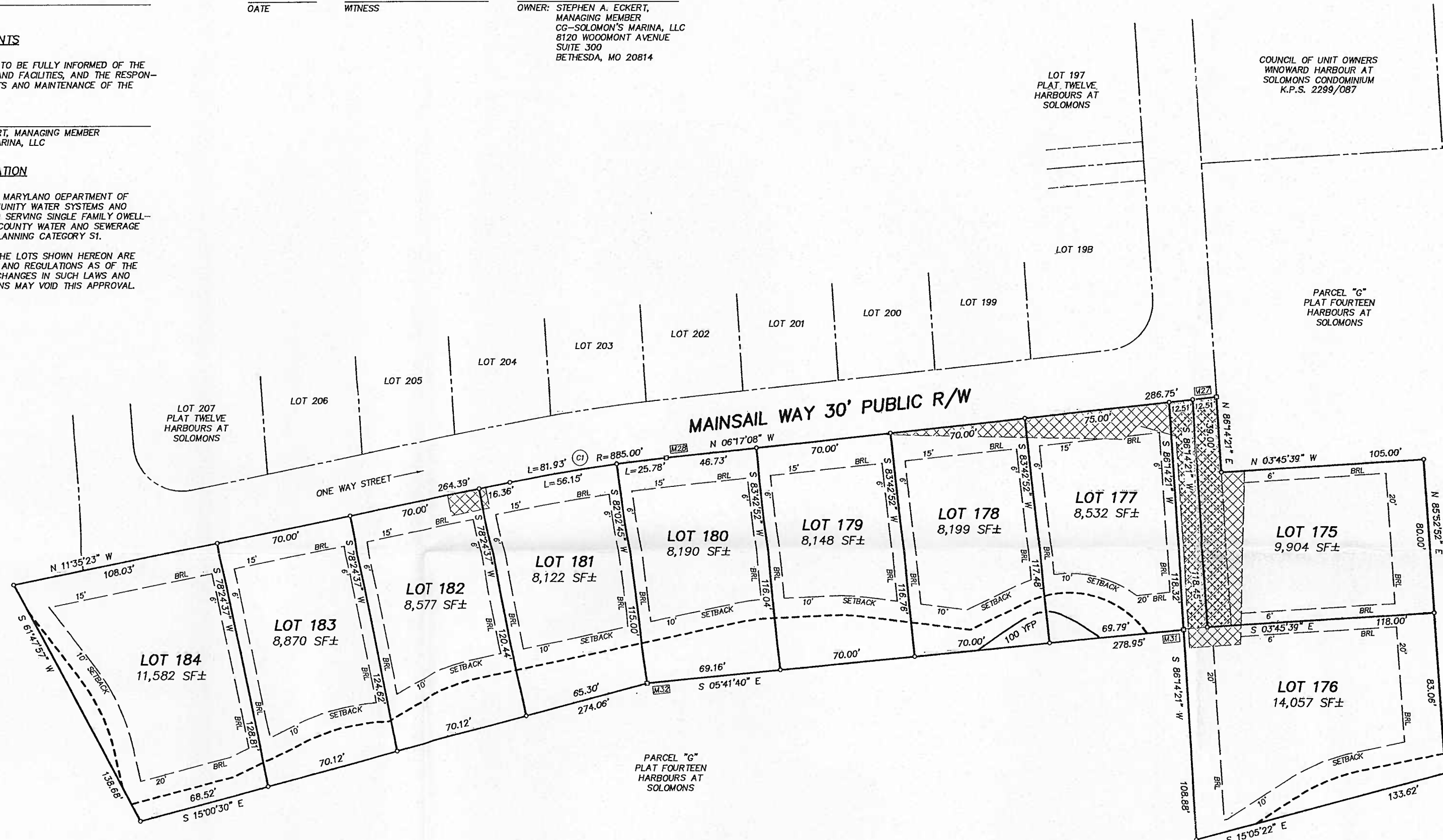


VICINITY MAP

TAX MAP 44 PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

LEGEND

- BRL BUILDING RESTRICTION LINE
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- IRON ROD SET UNLESS OTHERWISE NOTED
- LIMIT OF CRITICAL AREA NON-DISTURBANCE VEGETATED BUFFER
- SHARED DRIVEWAY EASEMENT
- 100 YEAR FLOOD PLAIN



NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- The Harbours of Solomon's is on age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomon's Zoning Ordinance, Chapter IX.
- 100 Year Flood Plain: Uses restricted to those permitted in the Flood Plain District. No residential construction permitted within the 100 year flood plain.
- A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands (100 feet from tidal wetlands) landward. The wetlands and associated buffers shall remain undisturbed in perpetuity and to serve for water quality benefits.
- There are no steep slopes (15% or greater) within the plotted area shown hereon.
- Development within the Critical Area (OA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archaeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restoring work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VII.D.4 of the Solomon's Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VII.D.2, VII.D.6 and VII.D.7 (as applicable) of the Solomon's Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and on additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- Lots 175 and 176 shall share a common entrance and driveway. The shared driveway shall be constructed by the developer and maintenance shall be the responsibility of the lot owners utilizing it.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Mainsail Way.
- No permanent structures are allowed within the Utility Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

COORDINATES		
NO.	NORTH	EAST
M27	241994.22	1469210.94
M28	241709.20	1469242.34
M31	241977.11	1469331.75
M32	241699.53	1469359.43

PLAT THIRTEEN
LOTS 175 THROUGH 184
THE HARBOURS AT SOLOMONS
LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A



COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
DEC. 2007	1" = 50'
JOB NO.	DRAWN BY
1-8667	SH
FLDR REF.	APPROVED
THE HARBOURS AT SOLOMONS	JSO
DATE	REVISION

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	48.85'	325.00'	08°30'45" E	24.47'
C2	70.47'	275.00'	14°40'53" E	35.43'

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____ OWNER: STEPHEN A. ECKERT,
MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVENUE
SUITE 300
BETHESDA, MD 20814

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	0
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF PARCEL "G"	7.052 AC±
TOTAL AREA OF PARCEL "H"	0.026 AC±
TOTAL AREA SHOWN ON THIS PLAT	7.078 AC±
TOTAL AREA WITHIN CRITICAL AREA	7.078 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED _____, 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO _____.

PERMANENT MONUMENTS AND METAL ROOS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

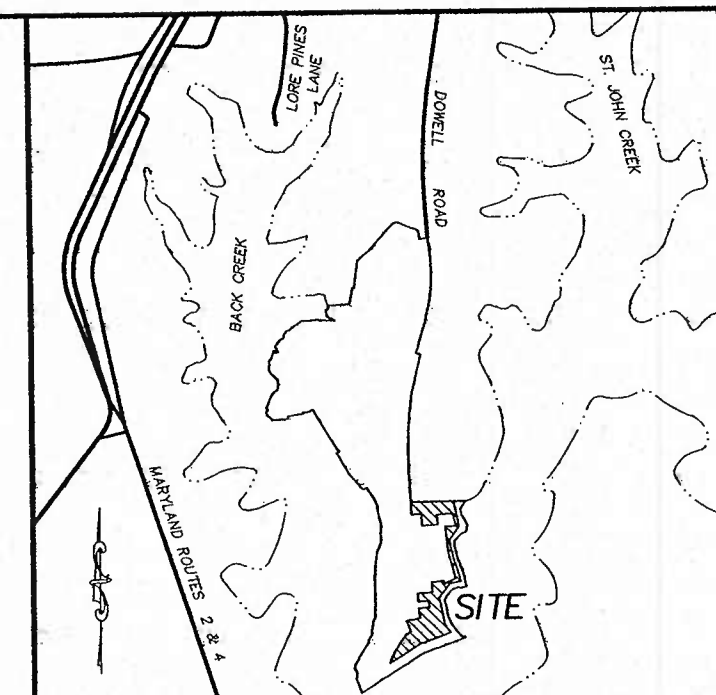
SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF PARCEL "G" SHOWN HEREON THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____ REGISTERED SURVEYOR _____

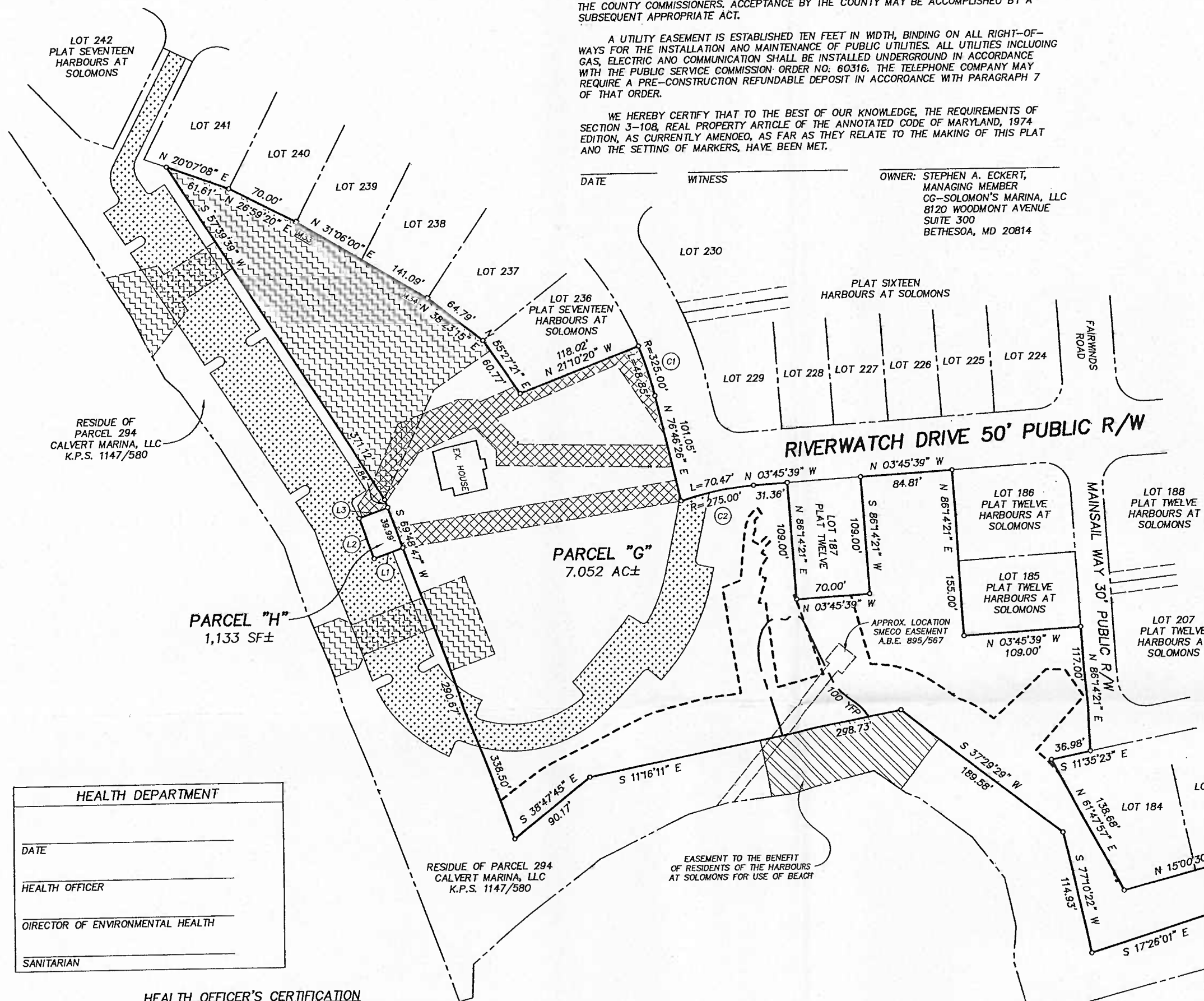
APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE _____ DAVID K. HUMPHREYS, SECRETARY



VICINITY MAP

TAX MAP 44, PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185



MILL CREEK

PLAT FOURTEEN

PARCEL "G" AND PARCEL "H"

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL

FIRST DISTRICT, CALVERT COUNTY, MARYLAND

PLANNING AND ZONING CASE NO. SD 02-08A

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas I/OA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.0.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- 100 Year Flood Plain: Uses restricted to those permitted in the Flood Plain District. No residential construction permitted within the 100 year flood plain.
- A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands (100 feet from tidal wetlands) landward. The wetlands and associated buffers shall remain undisturbed in perpetuity and to serve for water quality benefits.
- There are no steep slopes (15% or greater) within the platted area shown hereon.
- Development within the Critical Area (OA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.

- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreational facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VI.0.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VI.0.2, VI.0.6 and VI.0.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- All lots within this subdivision are restricted to interior road access.
- No permanent structures are allowed within the Utility Easements.
- Parcel "H" shown hereon is provided for installation of a sewage pump station and shall be deeded to Calvert County.
- The Access and Cross Parking Easement shown hereon is for the mutual use and benefit of the residue of Parcel 294 and the lot owners within the Harbours at Solomons. This easement shall also be to the benefit of Calvert County for access by its representatives to Parcel "H" and the Utility and Stormwater Management Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.
- State and/or Federal permits may be required where walkways and other development impact wetlands or wetland buffers.

COORDINATES		
NO.	NORTH	EAST
M31	241977.11	1469331.75
M32	241699.53	1469359.43
M33	240670.25	1468796.78
M34	240791.06	1468868.66

COURSES AND DISTANCES		
COURSE	BEARING	DISTANCE
L1	S 20°11'33" E	28.34'
L2	S 69°50'37" W	39.99'
L3	N 20°11'33" W	28.32'

COA

COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
DEC. 2007	1" = 100'
JOB NO.	DRAWN BY
1-8667	SH
FLDR REF.	APPROVED
THE HARBOURS AT SOLOMONS	JSO
DATE	REVISION

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-3.

DATE _____ REGISTERED SURVEYOR _____

MO GRI NORTH

LEGEND

- BRL — BUILDING RESTRICTION LINE
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- IRON ROD SET UNLESS OTHERWISE NOTED
- 20' ACCESS EASEMENT

CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	38.21'	25.00'	87°34'23"	23.96'	N 42°27'10" E	34.60'
C2	39.27'	25.00'	90°00'00"	25.00'	S 48°45'39" E	35.36'
C3	39.27'	25.00'	90°00'00"	25.00'	S 41°42'21" W	35.36'
C4	38.20'	25.00'	87°32'20"	23.95'	S 42°28'07" W	34.59'
C5	67.74'	775.00'	05°00'28"	33.89'	N 01°12'06" E	67.71'
C6	109.82'	450.00'	13°58'57"	55.18'	N 10°41'48" E	109.55'
C7	91.30'	275.00'	19°01'19"	46.07'	N 08°10'38" E	90.88'
C8	107.90'	325.00'	19°01'19"	54.45'	S 08°10'38" W	107.40'
C9	97.62'	400.00'	13°58'57"	49.05'	S 10°41'48" W	97.38'
C10	42.53'	25.00'	97°27'58"	28.49'	S 45°01'40" E	37.58'

HEALTH OFFICER'S CERTIFICATION

THIS SUBMISSION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

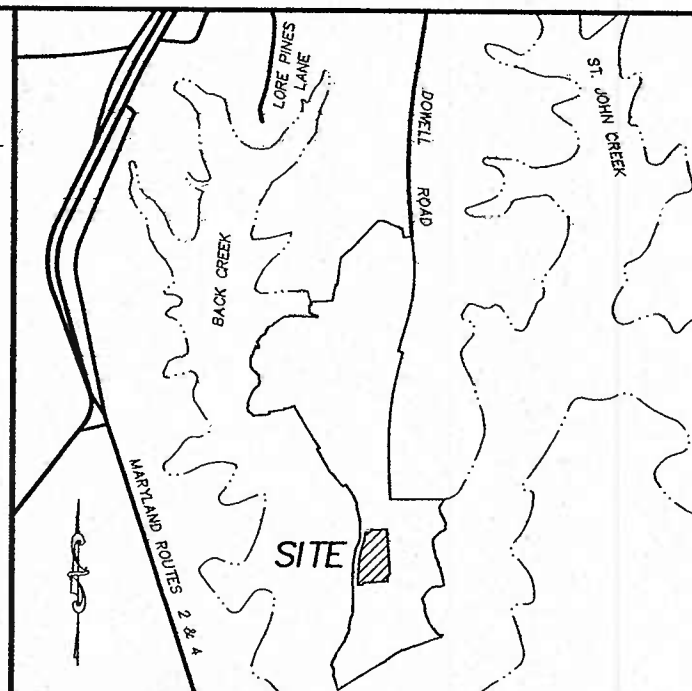
HEALTH DEPARTMENT

DATE _____

HEALTH OFFICER _____

DIRECTOR OF ENVIRONMENTAL HEALTH _____

SANITARIAN _____



VICINITY MAP

TAX MAP 44 PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE _____

DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CC-SOLOMON'S MARINA, LLC BY DEED DATED _____, 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. _____ AT FOLIO _____

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-1.08.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____

REGISTERED SURVEYOR _____

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____

OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CC-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____

WITNESS _____

OWNER: STEPHEN A. ECKERT,
MANAGING MEMBER
CC-SOLOMON'S MARINA, LLC
8120 WOODMONT AVENUE
SUITE 300
BETHESDA, MD 20814

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	16
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	2.440 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	0.946 AC±
TOTAL AREA OF PARCEL "F"	0.175 AC±
TOTAL AREA SHOWN ON THIS PLAT	3.561 AC±
TOTAL AREA WITHIN CRITICAL AREA	3.561 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IQA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the platted area shown hereon.
- There are no wetlands or associated buffers within the platted area shown hereon.
- There are no steep slopes (15% or greater) within the platted area shown hereon.
- Development within the Critical Area (IOA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.

- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreational facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VI.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VI.D.2, VI.D.6 and VI.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- The 20' Access Easement (Basun Place) shown hereon is for the construction of an alley to provide vehicular access to the lots. The alley shall remain private, non-county owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Basun Place.
- No permanent structures are allowed within the Utility and 20' Access Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.

COORDINATES		
NO.	NORTH	EAST
M25	241924.92	1468918.86
M26	241915.74	1468794.45
M35	241382.75	1468954.50
M36	241367.12	1468716.71

DATE _____

COLLISON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
JAN. 2008	1" = 50'
JOB NO.	DRAWN BY
1-8667	SH
FLDR REF.	APPROVED
THE HARBOURS AT SOLOMONS	JSO
DATE	REVISION

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	233.54'	325.00'	41.10°21'	122.07'	N 47°34'31" E 228.55'
C2	14.96'	775.00'	01°06'22"	7.48'	S 30°37'06" E 14.96'
C3	31.24'	25.00'	71°35'09"	18.03'	S 04°37'18" W 29.24'
C4	39.27'	25.00'	90°00'00"	25.00'	S 18°00'40" E 35.36'
C5	39.27'	25.00'	90°00'00"	25.00'	S 71°59'20" W 35.36'
C6	87.87'	375.00'	13°25'32"	44.14'	N 33°42'06" E 87.67'

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	16
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	3,541 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	0.559 AC±
TOTAL AREA SHOWN ON THIS PLAT	4.070 AC±
TOTAL AREA WITHIN CRITICAL AREA	4.070 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____

REGISTERED SURVEYOR _____

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY OWELL INVS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

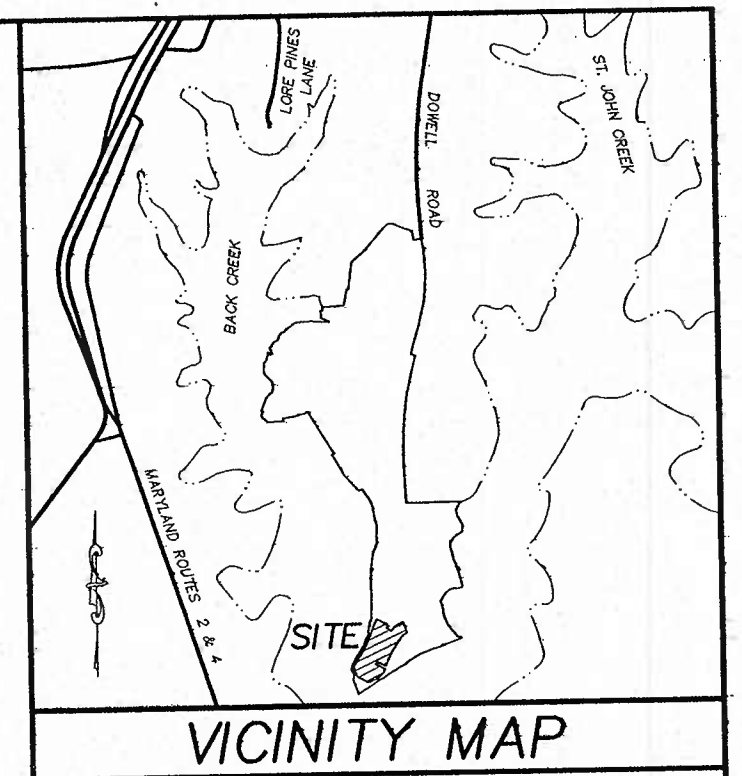
HEALTH DEPARTMENT

DATE _____

HEALTH OFFICER _____

DIRECTOR OF ENVIRONMENTAL HEALTH _____

SANITARIAN _____



VICINITY MAP

TAX MAP 44 PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 1/20/07 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO _____.

PERMANENT MONUMENTS AND METAL RODS OR PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE 7-108.E OF THE CALVERT COUNTY ZONING ORDINANCE AND SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

DATE _____

REGISTERED SURVEYOR _____

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____

OWNER: STEPHEN A. ECKERT, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

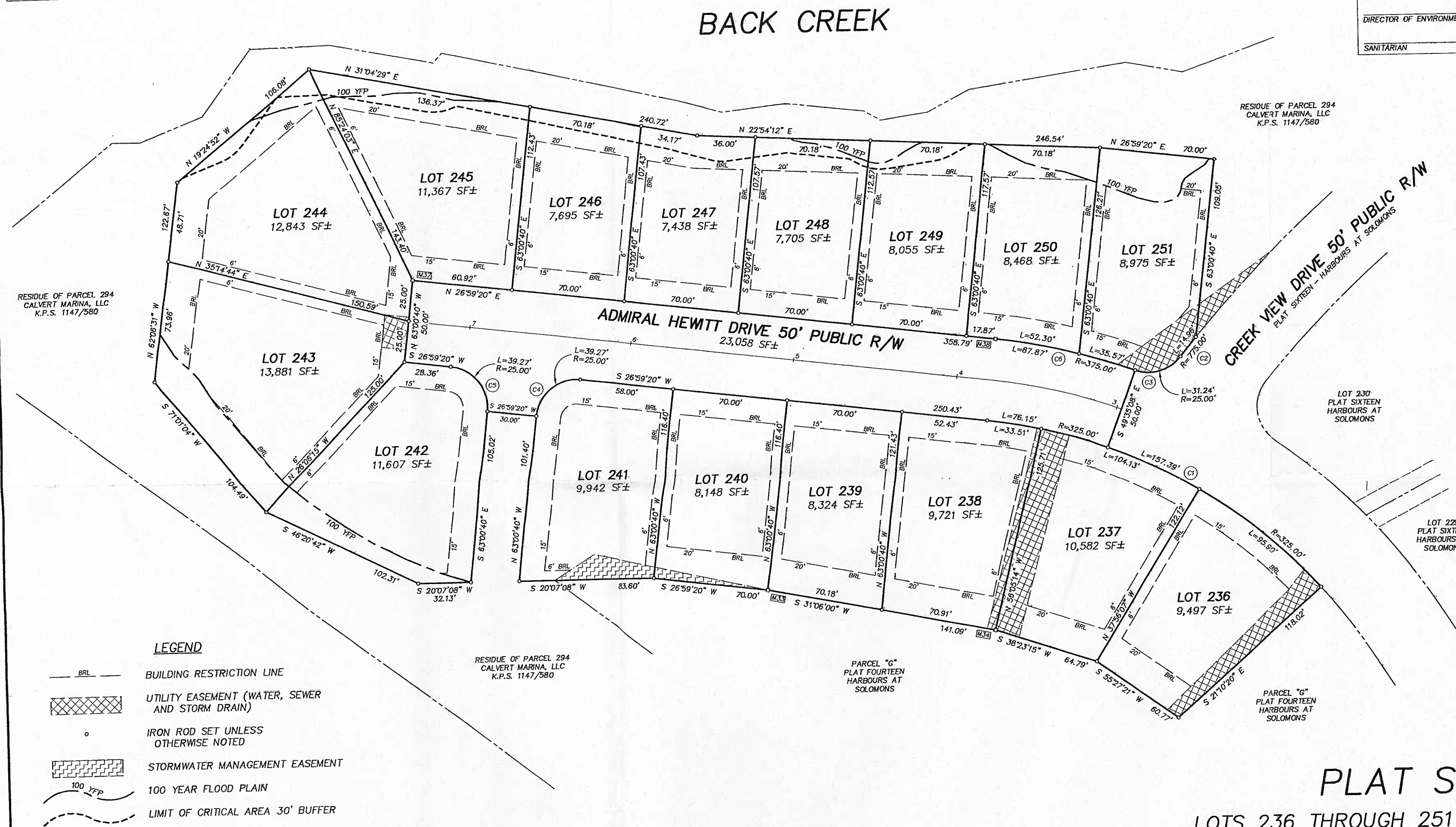
A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A FIRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____

WITNESS _____

OWNER: STEPHEN A. ECKERT,
MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
8120 WOODMONT AVENUE
SUITE 300
BETHESDA, MD 20814



LEGEND

- BUILDING RESTRICTION LINE
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- IRON ROD SET UNLESS OTHERWISE NOTED
- STORMWATER MANAGEMENT EASEMENT
- 100 YEAR FLOOD PLAIN
- LIMIT OF CRITICAL AREA 30' BUFFER

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- The Harbours of Solomons is an age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- 100 Year Flood Plain: Uses restricted to those permitted in the Flood Plain District. No residential construction permitted within the 100 year flood plain.
- There are no wetlands within the plotted area shown hereon.
- There are no steep slopes (15% or greater) within the plotted area shown hereon.
- Development within the Critical Area (IDA) requires that there be a 20% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restoring work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VII.0.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VII.0.2, VII.0.6 and VII.0.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two offstreet parking spaces shall be provided for each dwelling unit and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Admiral Hewitt Drive.
- No permanent structures are allowed within the Utility Easements.
- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plat. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swales, ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.
- Within the 30' Buffer shown hereon, no parking is permitted, all structures are to be of pervious surface materials, no decks may be higher than 5 feet above ground level and only water dependant facilities are permitted (per COMAR definitions).

COORDINATES		
NO.	NORTH	EAST
M33	240670.25	1468796.78
M34	240791.06	1468869.66
M37	240535.15	1468541.23
M38	240654.86	1468704.06

DATE _____

COLL

COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

PLAT SEVENTEEN

LOTS 236 THROUGH 251 AND ADMIRAL HEWITT DRIVE

THE HARBOURS AT SOLOMONS

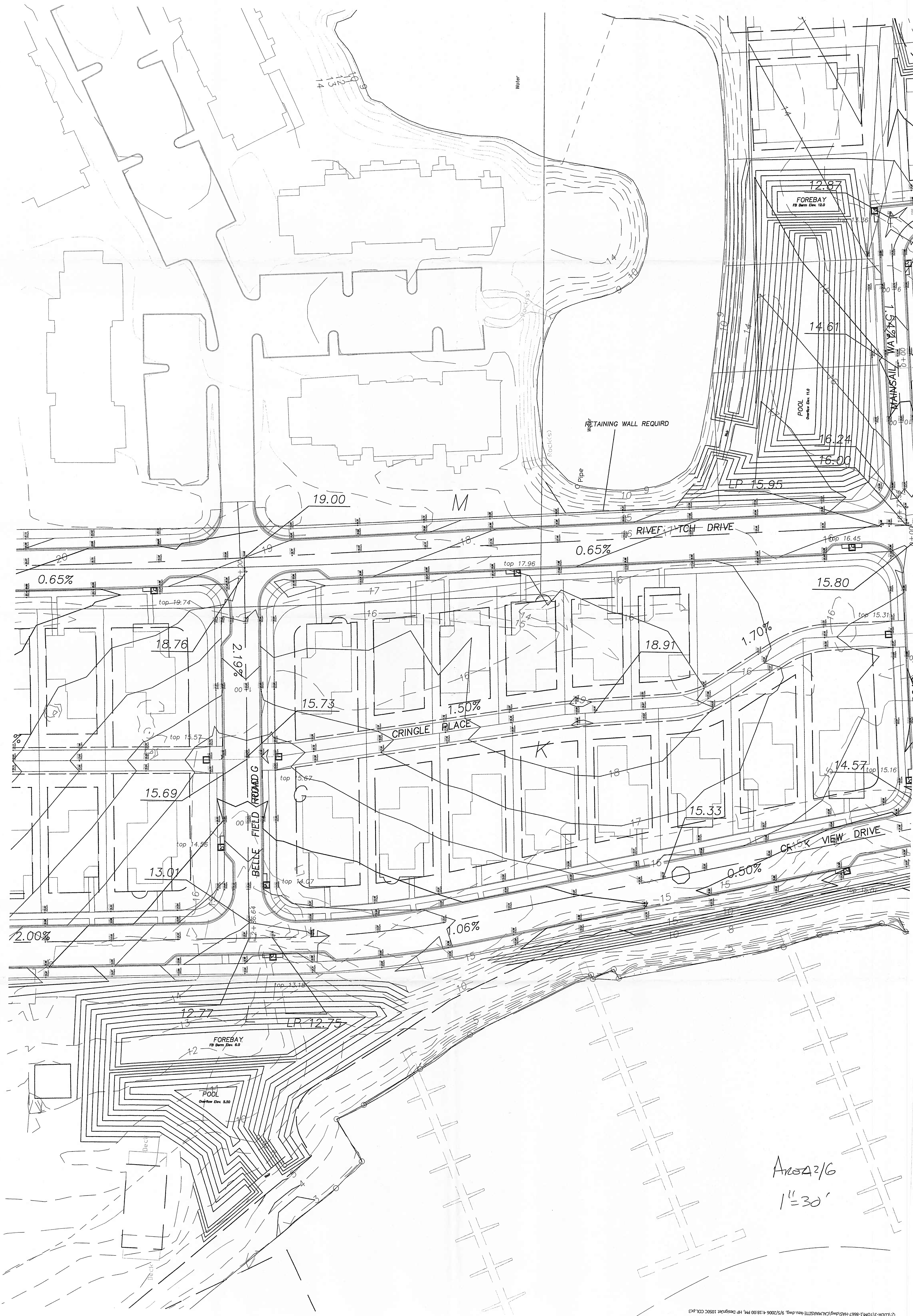
LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A

DATE	SCALE
JAN. 2008	1" = 50'
JOB NO.	DRAWN BY
1-8667	SH
FOLDER	APPROVED
THE HARBOURS	JSO
AT SOLOMONS	
DATE	REVISION

CA 0474-06: Harbours at Solomons: Grading Permit
Vol. 1 & 3

Vol. 1 Folder 2-4

MSA-S-1829-5657



Area 2/6
1"=30'

CA 589-02

Collinson, Oliff & Associates, Inc.

P.O Box 2209, 288 Merrimac Court
 Prince Frederick, MD 20678
 Phone (410) 535-3101 ~ (301) 855-1599
 Fax: 410-535-3103
 Email: kulrich@coainc.com

To: Chesapeake Bay Critical Area
 Commission

LETTER OF TRANSMITTAL

Date: 6-21-06

Job Number: 1-8667

Attention: Mary Owens

RE: The Harbours at Solomons

We are sending you:☒ Attached☐ Under Separate Cover☐ Plans- Prints☐ Letter/ Memo☐ Specifications☐ Comments/Response☐ Plans- Originals☒ Other: SWM Study

Copies	Number	Date	Description
1			Stormwater Management Study
1			IDA Zone: 20% Rule Calculations

These are transmitted:☐ For approval☐ For your use☐ For review and comment☐ Approved as submitted☒ As requested☐ Returned for corrections**Remarks:**

Copy to:

File

Signed:KEU/ANW
Keith Ulrich**RECEIVED**

Please Notify us at once if Enclosures are not as noted

JUN 22 2006

- Does the County ordinance allow for fee-in-lieu collection w/in the BEA?
- credit for existing forest + plantable area inside red (in 100-foot buffer) and credit for any plantings in Buffer outside of red line

Collinson, Oliff & Associates, Inc.

PO Box 2209
Prince Frederick, MD 20678
Phone: 410-535-3101 • 301-855-1599
Fax: 410-535-3103
Email: kulrich@coainc.com

Memo

To: Chesapeake Bay Critical Area Commission
Attr: Mary Owens
From: Keith E. Ulrich, COA Project Manager
CC: File
Date: June 26, 2006
Project: Harbours at Solomons
Re: 20% Rule Calculation

Mary,

Attached please find revised 20% rule Calculations with the pollutant loadings treated to zero. The previous numbers did not take into account zeroing out the loadings.

Any questions give me a call.

RECEIVED

JUN 28 2006

CRITICAL AREA COMMISSION

Collinson, Oliff Associates, Inc.

Surveyors ~ Engineers ~ Land Planners

288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Area 1.xls
6/26/2006

PROJECT: Sol. Harbour
 LOCATION: Dowell Rd
 Area 1
 JOB #: 1-8667

IDA Zone: 20% Rule Calculations**NEW DEVELOPMENT**

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 36.32 acres	36.32 acres
Ia:		
Bldg.	= 0.25 acres	8.01 acres
Pave	= 1.37 acres	6.23 acres
Alleys	= 0.00 acres	1.61 acres
Conc.	= 1.84 acres	0.00 acres
Sidewlk	= 0.00 acres	2.24 acres
Gravel	= 1.35 acres	0.00 acres
Drives	= <u>0.00 acres</u>	<u>1.82 acres</u>
Total	= 4.81 acres	19.91 acres

I= (Ia Tot / A)	= 13%	55%
Rv=0.05+0.009*I	= 0.17	0.55
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

L pre	= 0.5 x A	
	=	18.2 lbs./year

STEP 3: Calculate the post-development load (L post).

L post	= [(Rv x C x A x 8.16)]	
	=	48.9 lbs./year

STEP 4: Calculate the pollutant removal requirement (RR).

RR	= L post - (0.8 * L pre)	
	=	34.3 lbs.

STEP 5: Select BMP options using the screening tools and list them below.
 Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Multi Pond	65%	X	100.0%	X	48.9	=	31.8 lbs.	2.5 lbs.
Storm Filter	50%	X	10.1%	X	48.9	=	2.5 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = 0.0 lbs.

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP options(s) comply with the Critical Area 10% Rule.

*need to
use BMP
in a series
calculation not*

RECEIVED

JUN 28 2006

CRITICAL AREA COMMISSION

Collinson, Oliff Associates, Inc.

Surveyors ~ Engineers ~ Land Planners

288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Area 1.xls
6/26/2006PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 1
JOB #: 1-8667**IDA Zone: 20% Rule Calculations****NEW DEVELOPMENT**

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 36.32 acres	36.32 acres
Ia:		
Bldg.	= 0.25 acres	8.01 acres
Pave	= 1.37 acres	6.23 acres
Alleys	= 0.00 acres	1.61 acres
Conc.	= 1.84 acres	0.00 acres
Sidewlk	= 0.00 acres	2.24 acres
Gravel	= 1.35 acres	0.00 acres
Drives	= 0.00 acres	1.82 acres
Total	= 4.81 acres	19.91 acres
I= (Ia Tot / A)	= 13%	55%
Rv=0.05+0.009*I	= 0.17	0.55
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = 0.5 \times A$$

$$= 18.2 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 48.9 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 34.3 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Multi Pond	65%	X	100.0%	X	48.9	=	31.8 lbs.	2.5 lbs.
Storm Filter	50%	X	10.1%	X	48.9	=	2.5 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

$$\text{Offset Required} = 0.0 \text{ lbs.}$$

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP options(s) comply with the Critical Area 10% Rule.

RECEIVED

JUN 28 2006

CRITICAL AREA COMMISSION

Collinson, Oliff Associates, Inc.

Surveyors ~ Engineers ~ Land Planners
288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Area 2.xls
6/26/2006

IDA Zone: 20% Rule Calculations

PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 2
JOB #: 1-8667

RE-DEVELOPMENT

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	5.08 acres	5.08 acres
Ia:	Bldg.	= 0.01 acres	0.94 acres
	Pave	= 0.46 acres	0.99 acres
	Alleys	= 0.00 acres	0.20 acres
	Conc.	= 0.09 acres	0.00 acres
	Sidewlk	= 0.00 acres	0.43 acres
	Gravel	= 0.40 acres	0.00 acres
	<u>Drives</u>	= <u>0.00 acres</u>	<u>0.17 acres</u>
	<u>Total</u>	= <u>0.96 acres</u>	<u>2.73 acres</u>
I= (Ia Tot / A)	=	19%	54%
Rv=0.05+0.009*I	=	0.22	0.54
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

= 2.7 lbs./year

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

= 6.7 lbs./year

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

= 4.5 lbs.

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Surface Sand Filter	60%	X	100.0%	X	6.7	=	4.0 lbs.	0.5 lbs.
Storm Filter	50%	X	14.0%	X	6.7	=	0.5 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = 0.0 lbs.

*need to
use BMPs
in a series
calculations
here*

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

20% IDA Area 2.xls
6/26/2006PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 2
JOB #: 1-8667**IDA Zone: 20% Rule Calculations****RE-DEVELOPMENT**

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 5.08 acres	5.08 acres
Ia:		
Bldg.	= 0.01 acres	0.94 acres
Pave	= 0.46 acres	0.99 acres
Alleys	= 0.00 acres	0.20 acres
Conc.	= 0.09 acres	0.00 acres
Sidewlk	= 0.00 acres	0.43 acres
Gravel	= 0.40 acres	0.00 acres
Drives	= 0.00 acres	0.17 acres
Total	= 0.96 acres	2.73 acres
I= (Ia Tot / A)	= 19%	54%
Rv=0.05+0.009*I	= 0.22	0.54
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 2.7 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 6.7 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 4.5 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Surface Sand Filter	60%	X	100.0%	X	6.7	=	4.0 lbs.	0.5 lbs.
Storm Filter	50%	X	14.0%	X	6.7	=	0.5 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = 0.0 lbs.

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 10% Rule.

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20% IDA Area 3.xls
6/26/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 3
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 10.76 acres	10.76 acres
Ia: Bldg.	= 0.03 acres	1.53 acres
Pave	= 0.04 acres	2.06 acres
Alleys	= 0.00 acres	0.42 acres
Conc.	= 0.58 acres	0.00 acres
Sidewlk	= 0.00 acres	0.89 acres
Gravel	= 1.25 acres	0.00 acres
<u>Drives</u>	= <u>0.00 acres</u>	<u>0.57 acres</u>
Total	= 1.90 acres	5.47 acres
I= (Ia Tot / A)	= 18%	51%
Rv=0.05+0.009*I	= 0.21	0.51
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 5.5 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 13.4 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 9.0 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.

Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Wet ED Pond	60%	X	100.0%	X	13.4	=	8.0 lbs.	1.0 lbs.
Storm Fileter	50%	X	14.0%	X	13.4	=	0.9 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = 0.0 lbs.*BMPs
in a series*

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP options(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

20% IDA Area 3.xls
6/26/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 3
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 10.76 acres	10.76 acres
Ia:		
Bldg.	= 0.03 acres	1.53 acres
Pave	= 0.04 acres	2.06 acres
Alleys	= 0.00 acres	0.42 acres
Conc.	= 0.58 acres	0.00 acres
Sidewlk	= 0.00 acres	0.89 acres
Gravel	= 1.25 acres	0.00 acres
<u>Drives</u>	= <u>0.00 acres</u>	<u>0.57 acres</u>
Total	= 1.90 acres	5.47 acres
I= (Ia Tot / A)	= 18%	51%
Rv=0.05+0.009*I	= 0.21	0.51
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 5.5 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 13.4 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 9.0 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Wet ED Pond	60%	X	100.0%	X	13.4	=	8.0 lbs.	1.0 lbs.
Storm Fileter	50%	X	14.0%	X	13.4	=	0.9 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = 0.0 lbs.

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP options(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

20% IDA Area 4.xls
6/26/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 4
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 6.15 acres	6.15 acres
la:		
Bldg.	= 0.04 acres	1.31 acres
Pave	= 0.00 acres	0.84 acres
Alleys	= 0.00 acres	0.00 acres
Conc.	= 0.08 acres	0.00 acres
Sidewlk	= 0.00 acres	0.26 acres
Gravel	= 0.81 acres	0.00 acres
Drives	= 0.00 acres	0.22 acres
Total	= 0.93 acres	2.63 acres
I= (la Tot / A)	= 15%	43%
Rv=0.05+0.009*I	= 0.19	0.44
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

2.9 lbs./year

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

6.6 lbs./year

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

4.3 lbs.

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Wet ED Pond	60%	X	100.0%	X	6.6	=	4.0 lbs.	0.3 lbs.
Storm Filter	50%	X	10.0%	X	6.6	=	0.3 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = **0.0 lbs.**

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP options(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

20% IDA Area 4.xls
6/26/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 4
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 6.15 acres	6.15 acres
Ia:		
Bldg.	= 0.04 acres	1.31 acres
Pave	= 0.00 acres	0.84 acres
Alleys	= 0.00 acres	0.00 acres
Conc.	= 0.08 acres	0.00 acres
Sidewlk	= 0.00 acres	0.26 acres
Gravel	= 0.81 acres	0.00 acres
<u>Drives</u>	= <u>0.00 acres</u>	<u>0.22 acres</u>
Total	= 0.93 acres	2.63 acres
I= (Ia Tot / A)	= 15%	43%
Rv=0.05+0.009*I	= 0.19	0.44
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 2.9 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 6.6 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 4.3 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Wet ED Pond	60%	X	100.0%	X	6.6	=	4.0 lbs.	0.3 lbs.
Storm Filter	50%	X	10.0%	X	6.6	=	0.3 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

$$\text{Offset Required} = 0.0 \text{ lbs.}$$

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP options(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

20% IDA Area 5.xls
6/26/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 5
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	4.62 acres	4.62 acres
Ia:			
Bldg.	=	0.03 acres	0.04 acres
Pave	=	0.00 acres	1.07 acres
Alleys	=	0.00 acres	0.00 acres
Conc.	=	0.06 acres	0.00 acres
Sidewlk	=	0.00 acres	0.16 acres
Gravel	=	0.85 acres	0.00 acres
Drives	=	0.00 acres	0.00 acres
Total	=	0.94 acres	1.27 acres
I= (Ia Tot / A)	=	20%	27%
Rv=0.05+0.009*I	=	0.23	0.29
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 2.6 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 3.3 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 1.2 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Infiltration	65%	X	55.0%	X	3.3	=	1.2 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

$$\text{Offset Required} = 0.0 \text{ lbs.}$$

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP options(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

20% IDA Area 6.xls
6/26/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 6
JOB #: 1-8667**NEW DEVELOPMENT**

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 10.66 acres	10.66 acres
Ia:		
Bldg.	= 0.03 acres	2.15 acres
Pave	= 0.00 acres	0.91 acres
Alleys	= 0.00 acres	0.20 acres
Conc.	= 0.32 acres	0.00 acres
Sidewlk	= 0.00 acres	0.27 acres
Gravel	= 0.14 acres	0.00 acres
<u>Drives</u>	= <u>0.00 acres</u>	<u>0.23 acres</u>
<u>Total</u>	= <u>0.49 acres</u>	<u>3.76 acres</u>
I= (Ia Tot / A)	= 5%	35%
Rv=0.05+0.009*I	= 0.10	0.37
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = 0.5 \times A$$

$$= 5.3 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 9.7 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 5.5 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Bio Retention Area	50%	X	100.0%	X	9.7	=	4.9 lbs.	0.7 lbs.
Storm Filter	50%	X	13.0%	X	9.7	=	0.6 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

$$\text{Offset Required} = 0.0 \text{ lbs.}$$

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP options(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

20% IDA Area 6.xls
6/26/2006

IDA Zone: 20% Rule Calculations

PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 6
JOB #: 1-8667

NEW DEVELOPMENT

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 10.66 acres	10.66 acres
Ia:		
Bldg.	= 0.03 acres	2.15 acres
Pave	= 0.00 acres	0.91 acres
Alleys	= 0.00 acres	0.20 acres
Conc.	= 0.32 acres	0.00 acres
Sidewlk	= 0.00 acres	0.27 acres
Gravel	= 0.14 acres	0.00 acres
Drives	= 0.00 acres	0.23 acres
Total	= 0.49 acres	3.76 acres
I= (Ia Tot / A)	= 5%	35%
Rv=0.05+0.009*I	= 0.10	0.37
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = 0.5 \times A$$

$$= 5.3 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 9.7 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 5.5 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Bio Retention Area	50%	X	100.0%	X	9.7	=	4.9 lbs.	0.7 lbs.
Storm Filter	50%	X	13.0%	X	9.7	=	0.6 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

$$\text{Offset Required} = 0.0 \text{ lbs.}$$

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP options(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

20% IDA Area 7.xls
6/26/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol. Harbour
LOCATION: Dowell Rd
Area 7
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 8.87 acres	8.87 acres
Ia:		
Bldg.	= 0.21 acres	0.17 acres
Pave	= 0.00 acres	1.97 acres
Alleys	= 0.00 acres	0.00 acres
Conc.	= 0.28 acres	0.00 acres
Sidewlk	= 0.00 acres	0.00 acres
Gravel	= 1.86 acres	0.00 acres
Drives	= 0.00 acres	0.00 acres
Total	= 2.35 acres	2.14 acres
I= (Ia Tot / A)	= 26%	24%
Rv=0.05+0.009*I	= 0.28	0.27
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

6.1 lbs./year

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

5.9 lbs./year

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

1.0 lbs.

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Bioretention Area	50%	X	33.0%	X	5.9	=	1.0 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

$$\text{Offset Required} = 0.0 \text{ lbs.}$$

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP options(s) comply with the Critical Area 10% Rule.

RECEIVED

JUN 28 2006

CRITICAL AREA COMMISSION

Appendix B
BMP Code

RECEIVED

JUN 22 2006

CRITICAL AREA COMMISSION

Keystone Phosphorus Removal Rates

Code	BMP List	TP%	Comments
P-1	Micropool ED	40%	
P-2	Wet Pond	50%	
P-3	Wet ED Pond	60%	
P-4	Multiple Pond	65%	
P-5	Pocket Pond	50%	
W-1	Shallow Wetland	40%	
W-2	ED Wetland	40%	
W-3	Pond / Wetland	55%	
W-4	Pocket Wetland	40%	
I-1	Infiltration Trench	65%	
I-2	Infiltration Basin	65%	
F-1	Surface Sand Filter	50%	
F-2	Underground Sand Filter	50%	Storm Filter
F-3	Perimeter Sand Filter	50%	
F-4	Organic Filter	50%	
F-5	Pocket Sand Filter	40%	
F-6	Bioretention	50%	
O-1	Dry Swale	65%	
O-2	Wet Swale	40%	

Table D.4.7 Updated Critical Area Keystone Phosphorous Removal Rates

CODE	BMP LIST	TP%
P-1	Micropool ED	40
P-2	Wet Pond	50
P-3	Wet ED Pond	60
P-4	Multiple Pond	65
P-5	Pocket Pond	50
W-1	Shallow Wetland	40
W-2	ED Wetland	40
W-3	Pond/Wetland	55
W-4	Pocket Wetland	40
I-1	Infiltration Trench	65
I-2	Infiltration Basin	65
F-1	Surface Sand Filter	50
F-2	Underground Sand Filter	50
F-3	Perimeter Sand Filter	50
F-4	Organic Filter	50
F-5	Pocket Sand Filter	40
F-6	Bioretention	50
O-1	Dry Swale	65
O-2	Wet Swale	40

- storm filter





RECORDING OF PLAT
CALVERT COUNTY MD

(SUBDIVISION)
CIRCUIT COURT CLERK

PROPERTY OWNER: CALVERT MARINA, LLC
PROPERTY DEED REFERENCE: K.P.S. 1147/580
SUBDIVISION NAME: THE HARBOURS AT SOLOMONS
SUBDIVISION PLAT REFERENCE:
PURPOSE OF PLAT: RECORD PARCEL RESERVED FOR FUTURE R/W
ELECTION DISTRICT: (1) 2 3 ASSESSORS MAP No. 44 PARCEL No. 294 TAX ID 01 012185

PLANNING COMMISSION APPROVAL FOR RECORDING

Lotof 3 one acre lots, A-1 District, from deed
Lotof 5 exempt from requirements for Recreation & Open Space

.....
Date David K. Humphreys, Secretary

CERTIFICATE BY THE HEALTH OFFICER

This subdivision satisfies the requirements of the Maryland Department of the Environment Regulation 26.04.03 allowing for community water systems and community sewerage systems in the subdivision of land serving single family dwellings only, and it is conformance with the current County Water and Sewerage Plan for Water Planning Category W-1 and Sewerage Planning Category S-1.

.....
Date David L. Rogers, County Health Officer

CERTIFICATE BY THE OWNER

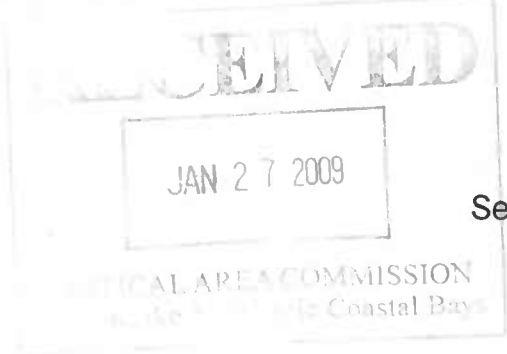
The undersigned owners and all parties having proprietary interest in the property hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets, alleys, walks and other areas as specified. The streets, roads, open space and public sites shown herein, and the mention thereof in deeds, are for the purpose of description only, and recording of the Final Plat shall not be deemed to constitute or effect an acceptance by the County Commissioners; acceptance by the County may be accomplished by a subsequent appropriate act. A utility easement is established 10 feet in width binding on all rights-of-way for the installation and maintenance of public utilities.

.....
Date Witness J. MATTHEW GAMBRILL
.....
Date Witness (Print Name)

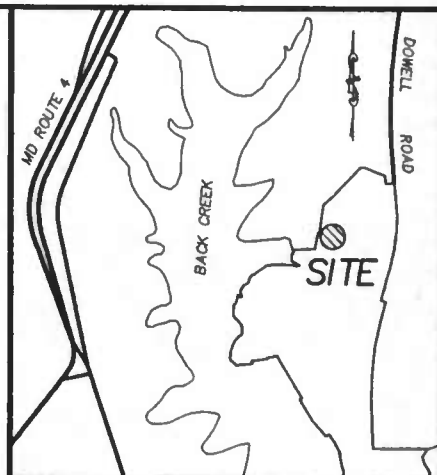
CERTIFICATE BY REGISTERED SURVEYOR

I hereby certify that the plan shown herein is correct; that it is the subdivision of (part of) the land conveyed by Calvert Marina Limited Partnership to Calvert Marina, LLC by deed dated December 30, 1998 and recorded in Liber K.P.S. 1147 at Folio 580, Calvert County, Maryland. Permanent monuments and metal pipes have been set as required by Article VIII, Calvert County Subdivision Regulations and Article 21, 3-108, Annotated Code of Maryland.

Date
.....



Seal

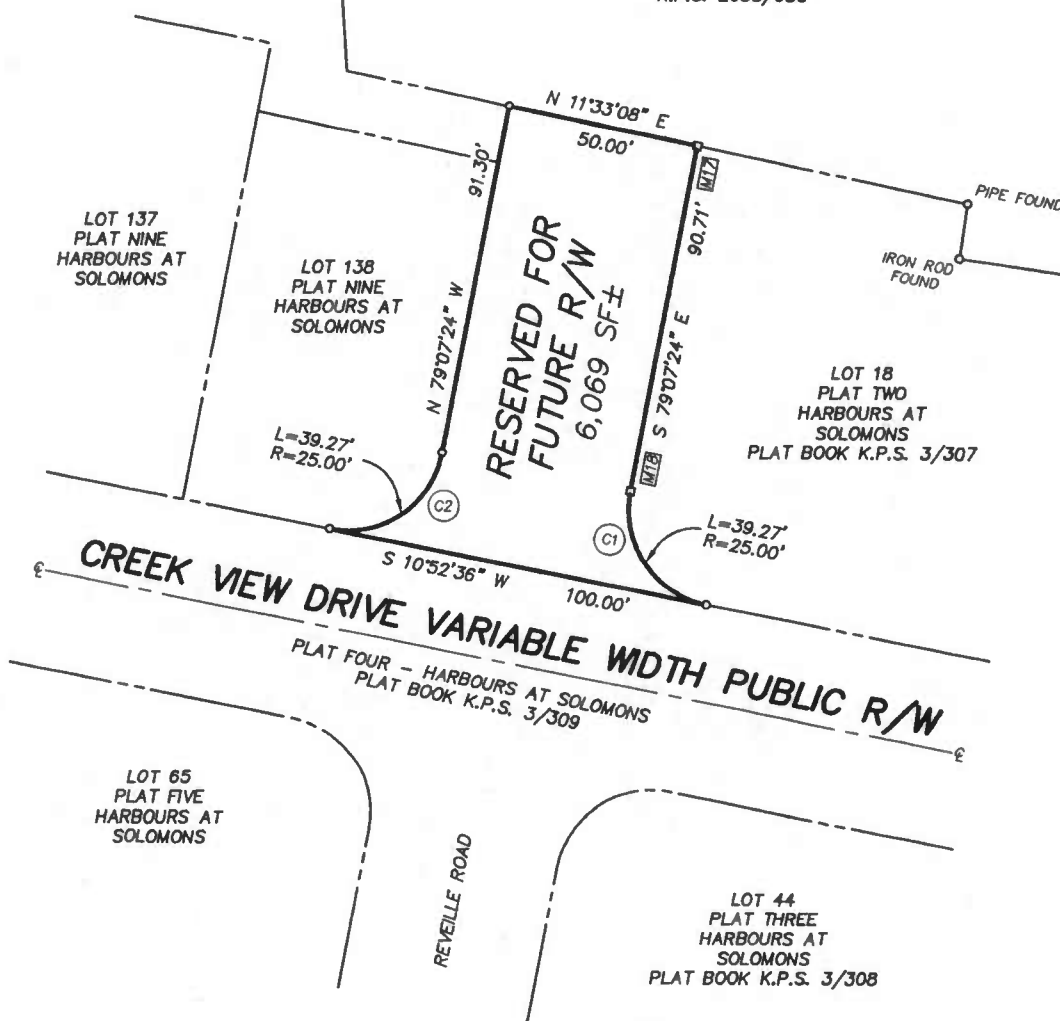


VICINITY MAP

TAX MAP 44, PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

PART OF BUILDABLE
RESIDUE OF PARCEL 294
CALVERT MARINA, LLC
K.P.S. 1147/580
31.226 AC±

PARCELS 546 & 531
MAJESTIC HOMES, INC.
K.P.S. 2658/630



LEGEND

○ IRON ROD SET UNLESS
OTHERWISE NOTED

OWNER: CALVERT MARINA, LLC
P.O. BOX 157
SOLOMONS, MD 20688

CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	25.00'	N 55°52'36" E	35.36'
C2	39.27'	25.00'	90°00'00"	25.00'	N 34°07'24" W	35.36'

PLAT EIGHTEEN

SHEET 2 OF 3

PARCEL RESERVED FOR FUTURE R/W
HARBOURS AT SOLOMONS

LOCATED IN DOWELL

FIRST DISTRICT, CALVERT COUNTY, MD

PLANNING & ZONING CASE NO. SD 02-08A



COLLINSON, CLUFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET
PRINCE FREDERICK, MARYLAND 20678
301-855-1589 • 410-535-3101 • FAX 410-535-3103

DRAWN BY SH
SCALE 1" = 50'
DATE JAN. 2009
JOB NO. 1-8667
FOLDER HARBOURS AT SOLOMONS

NOTES

- 1) This subdivision is subject to the requirements of the Colvert County Stormwater Monogement Ordinance.
- 2) Development within this subdivision shall be subject to meeting all of the requirements of the Criticol Areos IDA Zone and the Letter of Understanding executed by CG Solomons Morino, LLC, the Colvert County Plonning Commission and the Stote of Moryland Criticol Area Commission.
- 3) There is no 100 Yeor Flood Ploin within the plotted oreo shown hereon.
- 4) There ore no wetlonds or ossocioted buffers within the plotted oreo shown hereon.
- 5) There ore no steep slopes (15% or greoter) within the platted area shown hereon.
- 6) The opplicant/iond owner shall orrange for the Historic District Commission or its designee, to conduct on Archeological Assessment of the site prior to the issuonce of any demolition, groding ond or building permits.
- 7) If orchoeological materiols ore discovered during site work, the controctor for development will ceose work ond contoct the Department of Plonning ond Zoning immediotely so that re-moins/findings may be evoluted ond the information recorded in the interest of documenting the heritage of Colvert County prior to restorting work.
- 8) A perpetuol eosement is provided for the widening, future widening and/or construction and maintenonce of the oreo odjocent to the right-of-woy lines of the public roodwoys shown herein in occordonce with the Colvert County Rood Ordinance ond Design Stondords os cur-rently amended ond in effect of the time of approvol for recordotion of this plot. This eose-ment shall include oll storm droinoge structures ond oppurtenonces, excovation ond construc-tion of driveway entronces ond opprooch roods, street intersections, gutters, swoles, ditches, berm ditches, flumes ond ony other construction applicoble to soid widening, oll os shown on the plot of subdivision.
- 9) Development within the Criticol Areo (IDA) requires that there be o 20% reduction in pollutonts. The colculotions have been provided ond must be corried out through the rood construction ond stormwater monogement plons.
- 10) The 31.226 acre± residue of Parcel 294 is deemed buildable subject to obtaining all required County, Stote ond Federal approvals or permits.

PLAT EIGHTEEN

SHEET 3 OF 3

PARCEL RESERVED FOR FUTURE R/W
HARBOURS AT SOLOMONS
LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MD
PLANNING & ZONING CASE NO. SD 02-08A



COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET
PRINCE FREDERICK, MARYLAND 20678
301-855-1599 • 410-535-3101 • FAX 410-535-3103

DRAWN BY SH
SCALE 1" = 50'
DATE JAN. 2009
JOB NO. 1-8667
FOLDER HARBOURS AT
SOLOMONS

FINAL SUBDIVISION PLAT TRANSMITTAL

Department of Planning and Zoning

Calvert County

150 Main Street

Prince Frederick, MD 20678

Date: Thursday, February 21, 2008

Memo To: Principal Planner - Subdivision
Environmental Reviewer
County Engineer
House Addressing
SHA
Critical Area Commission

Memo From: Olivia Vidotto - Planner I

Subject: **SD-02-08A**

Project Name: The Harbours at Solomons

Road Frontage: Dowell Rd.

Tax Map No: 44 Parcel No: 294 Tax ID No: 050101218

The attached subdivision has been submitted for final plan approval. It is requested that your agency review the attached plan and furnish in writing your comments within the scope of your agency's responsibility by:

Wednesday, September 12, 2007

Thursday, March 13, 2008

Please Note: If comments are not received from your agency by the above date, this office will assume your agency has no comments and will proceed with the processing of the application.

Comments:

Widmayer, Amber

From: Gallo, Kerrie
Sent: Monday, March 10, 2008 11:45 AM
To: Widmayer, Amber
Subject: FW: Oyster Bay Condo

I'm going through old emails...did I forward this to you? I know you have the plats in your office.

-----Original Message-----

From: Humphreys, David K. [mailto:humphrdk@co.cal.md.us]
Sent: Monday, February 25, 2008 4:22 PM
To: mawicke@comcast.net
Cc: Andrew; Pittman, Jr., William R.; Sunderland, Carolyn V.; Jackson, Mighel N.
Subject: RE: Oyster Bay Condo

Paul:

Bill Pittman our site plan reviewer has discussed the possibility of a change to the landscape plan of the Oyster Bay project with Barrett Associates. As we understand the purpose, it is to get a more realistic planting plan along the water's edge. It appears that the existing planting plan is impractical in that after it is planted, plant material will have to be removed to accommodate growth patterns as it matures. While Bill is not in the office this week, I don't believe we have yet received anything specific to review.

Re: Harbours at Solomons, it has received preliminary approval and the first check prints of the plats are circulating for review. It depends on what aspect of the project as to who the reviewers are:

- Carolyn Sunderland and Olivia Vidotto are coordinating the review, and reviewing the improvement plans and other zoning requirements of the preliminary.
- David Brownlee, Environmental Supervisor and his staff are reviewing the environmental aspects
- Mighel Jackson, Department of Public Works, is reviewing the engineering aspects.
- Critical Area Commission is reviewing the project for conformance with their negotiated settlement concerning the buffer areas.

DKH

David K Humphreys, AICP
 Planning Commission Administrator
 Calvert County Planning Commission
 150 Main Street, Suite 304
 Prince Frederick MD 20678
 410-535-1600, ext 2636
 410-414-3092 (fax)
 humphrdk@co.cal.md.us

From: mawicke@comcast.net [mailto:mawicke@comcast.net]
Sent: Thursday, February 21, 2008 1:54 PM
To: Humphreys, David K.
Cc: Andrew
Subject: Oyster Bay Condo

3/10/2008

David,

Oyster Bay LLC (Marrick) has revised or is requesting a revision to the landscape plan for the 16 acre track called Oyster Bay Condo's or it could be filed under the old name. Can you tell me what this revision is for? Public works agreement? Approved Site plans? Which one of your staff is handling this. Also who is handling the Harbors At Solomon project. Who close are they on their approvals?

Thanks,

Paul

--

MAWICKE & ASSOCIATES Partnership

Landscape Architects, Land Planners

819 Oak Grove Circle

Severna Park, Maryland 21146-4231

410-647-5472

#####

This message has been scanned by F-Secure Anti-Virus for Microsoft Exchange.

For more information, connect to <http://www.f-secure.com/>

goes in
CA 474-06

474-06

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Dowell, Calvert County

Date: Feb. 6, 2008

Tax Map #	Parcel #	Block #	Lot #	Section
44	294			

FOR RESUBMITTAL ONLY

Corrections ☐
Redesign ☐
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Tax ID: 01 012185

Project Name (site name, subdivision name, or other) The Harbours at Solomons

Project location/Address 14415 Dowell Road

City Dowell Zip

Local case number SD 02-08A

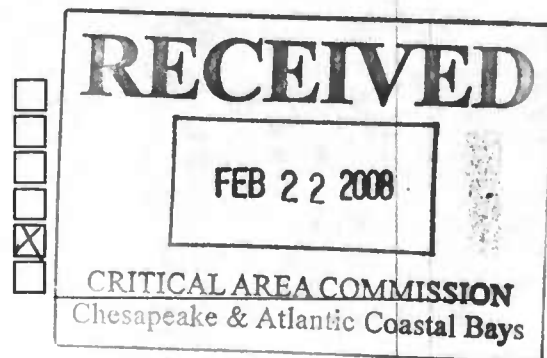
Applicant: Last name First name

Company CC Group, LLC

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☐
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☒
Other ☐



Local Jurisdiction Contact Information:

Last name Vidotto First name Olivia

Phone # 410-535-2348 Response from Commission Required By 3/13/08

Fax # 410-414-3092 Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Single family detached subdivision

Intra-Family Transfer ☐
Grandfathered Lot ☐

Growth Allocation ☐
Buffer Exemption Area ☒

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	<i>66.33</i>	
LDA Area		
RCA Area		
Total Area	<i>66.33</i>	

Total Disturbed Area Acres

of Lots Created

see attached letter of understanding

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Impervious Surface		
Created Forest/Woodland/Trees			New Impervious Surface		
Removed Forest/Woodland/Trees			Removed Impervious Surface		
			Total Impervious Surface		

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type

Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Impervious Surface ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☐
Steep Slopes ☐
Other ☐

Structure

Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☐
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☐
Other ☐

474-06

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Dowell, Calvert County

Date: Feb. 6, 2008

Tax Map #	Parcel #	Block #	Lot #	Section
<u>44</u>	<u>294</u>			

FOR RESUBMITTAL ONLY

Corrections ☐
Redesign ☐
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Tax ID: 01 012185

Project Name (site name, subdivision name, or other) The Harbours at Solomons

Project location/Address 14415 Dowell Road

City Dowell

Zip

Local case number SD 02-08A

Applicant: Last name

First name

Company CC Group, LLC

Application Type (check all that apply):

Building Permit ☐
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☐
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☒
Other ☐

RECEIVED

FEB 22 2008

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

Local Jurisdiction Contact Information:

Last name Vidotto

First name Olivia

Phone # 410-535-2348

Response from Commission Required By 3/13/08

Fax # 410-414-3092

Hearing date

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Single family detached subdivision

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
Buffer Exemption Area ☒

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	<i>66.33</i>	
LDA Area		
RCA Area		
Total Area	<i>66.33</i>	

Total Disturbed Area Acres

of Lots Created

see attached letter of understanding

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Impervious Surface		
Created Forest/Woodland/Trees			New Impervious Surface		
Removed Forest/Woodland/Trees			Removed Impervious Surface		
			Total Impervious Surface		

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type

Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Impervious Surface ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☐
Steep Slopes ☐
Other ☐

Structure

Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☐
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☐
Other ☐

474-06

FINAL SUBDIVISION PLAT TRANSMITTAL

Department of Planning and Zoning

Calvert County

150 Main Street

Prince Frederick, MD 20678

Date: Friday, August 24, 2007

Memo To: Principal Planner - Subdivision
Environmental Reviewer
County Engineer
House Addressing
SHA
Critical Area Commission

Memo From: Olivia Vidotto - Planner I

Subject: **SD-02-08A**

Project Name: The Harbours at Solomons

Road Frontage Dowell Rd.

Tax Map No: 44

Parcel No: 294

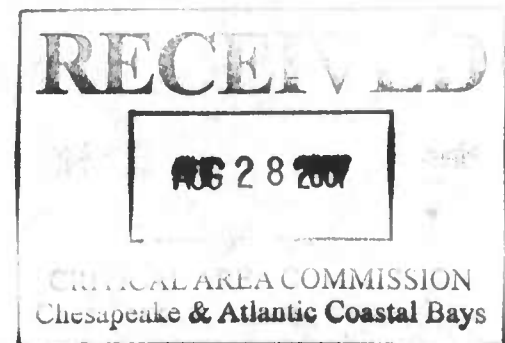
Tax ID No: 050101218

The attached subdivision has been submitted for final plan approval. It is requested that your agency review the attached plan and furnish in writing your comments within the scope of your agency's responsibility by:

Wednesday, September 12, 2007

Please Note: If comments are not received from your agency by the above date, this office will assume your agency has no comments and will proceed with the processing of the application.

Comments:



CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	77.77'	3980.00'	01°07'10"	38.89'	S 07°21'53" E	77.77'
C2	475.40'	1720.00'	15°50'11"	239.23'	S 01°06'47" W	473.89'
C3	207.66'	1585.00'	07°30'24"	103.98'	S 12°47'05" W	207.51'
C4	206.35'	1575.00'	07°30'24"	103.32'	N 12°47'05" E	206.20'
C5	472.64'	1710.00'	15°50'11"	237.83'	N 01°06'47" E	471.13'
C6	77.49'	3970.00'	01°07'06"	38.75'	N 07°21'51" W	77.49'

LOT AND AREA TABULATION	
TOTAL AREA OF WIDENING STRIP	0.204 AC±
TOTAL AREA SHOWN ON THIS PLAT	0.204 AC±
TOTAL AREA WITHIN CRITICAL AREA	0.204 AC±

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE _____

DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 12/12/2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO _____.

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE VIII, CALVERT COUNTY SUBDIVISION REGULATIONS AND ARTICLE 21, 3-108, ANNOTATED CODE OF MARYLAND.

DATE _____

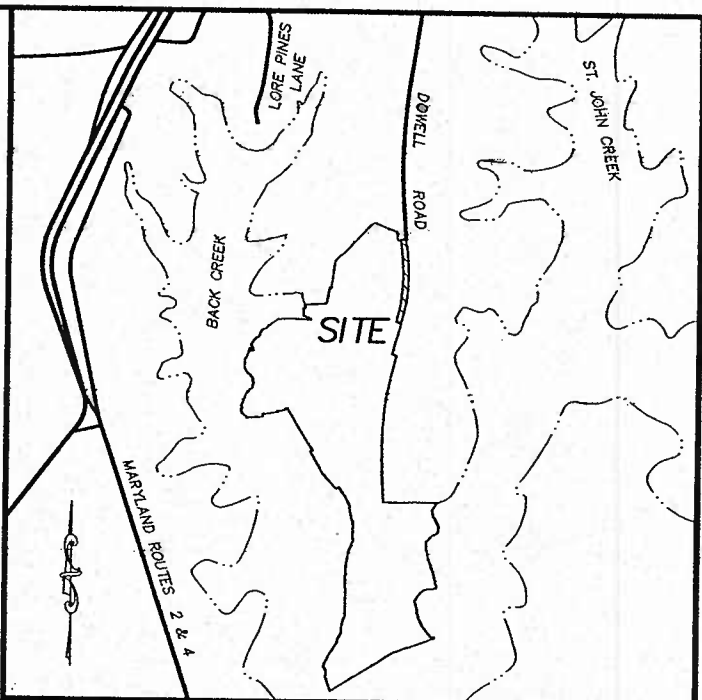
REGISTERED SURVEYOR _____

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

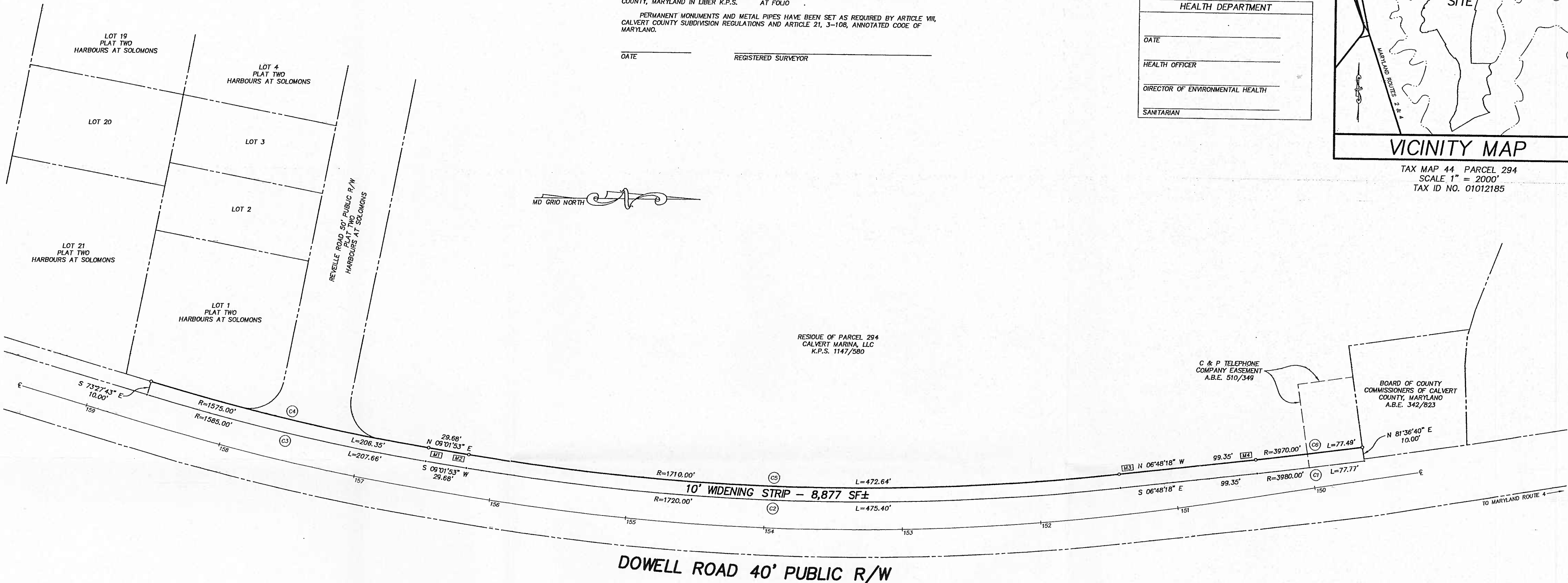
THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE. HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT	
DATE	_____
HEALTH OFFICER	_____
DIRECTOR OF ENVIRONMENTAL HEALTH	_____
SANITARIAN	_____



VICINITY MAP

TAX MAP 44, PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185



LEGEND

- IRON ROD SET UNLESS OTHERWISE NOTED

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: _____, MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____ OWNER: _____
MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
P.O. BOX ZZZ
ZZZZZZZZ, MD 00000

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- The Harbours of Solomons is on age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the platted area shown hereon.
- There are no wetlands or associated buffers within the platted area shown hereon.
- Development within the Critical Area (ICA) requires that there be a 10% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The homeowners/property owners association shall be responsible for the maintenance of the amenities. An improvement Plan and band estimate for the required amenities is an file of the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.

COORDINATES		
NO.	NORTH	EAST
M1	244307.08	1469171.66
M2	244336.40	1469178.32
M3	244807.44	1469165.47
M4	244906.09	1469173.70

PLAT ONE

10' WIDENING STRIP ALONG DOWELL ROAD

THE HARBOURS AT SOLOMONS

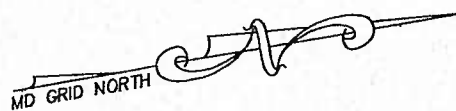
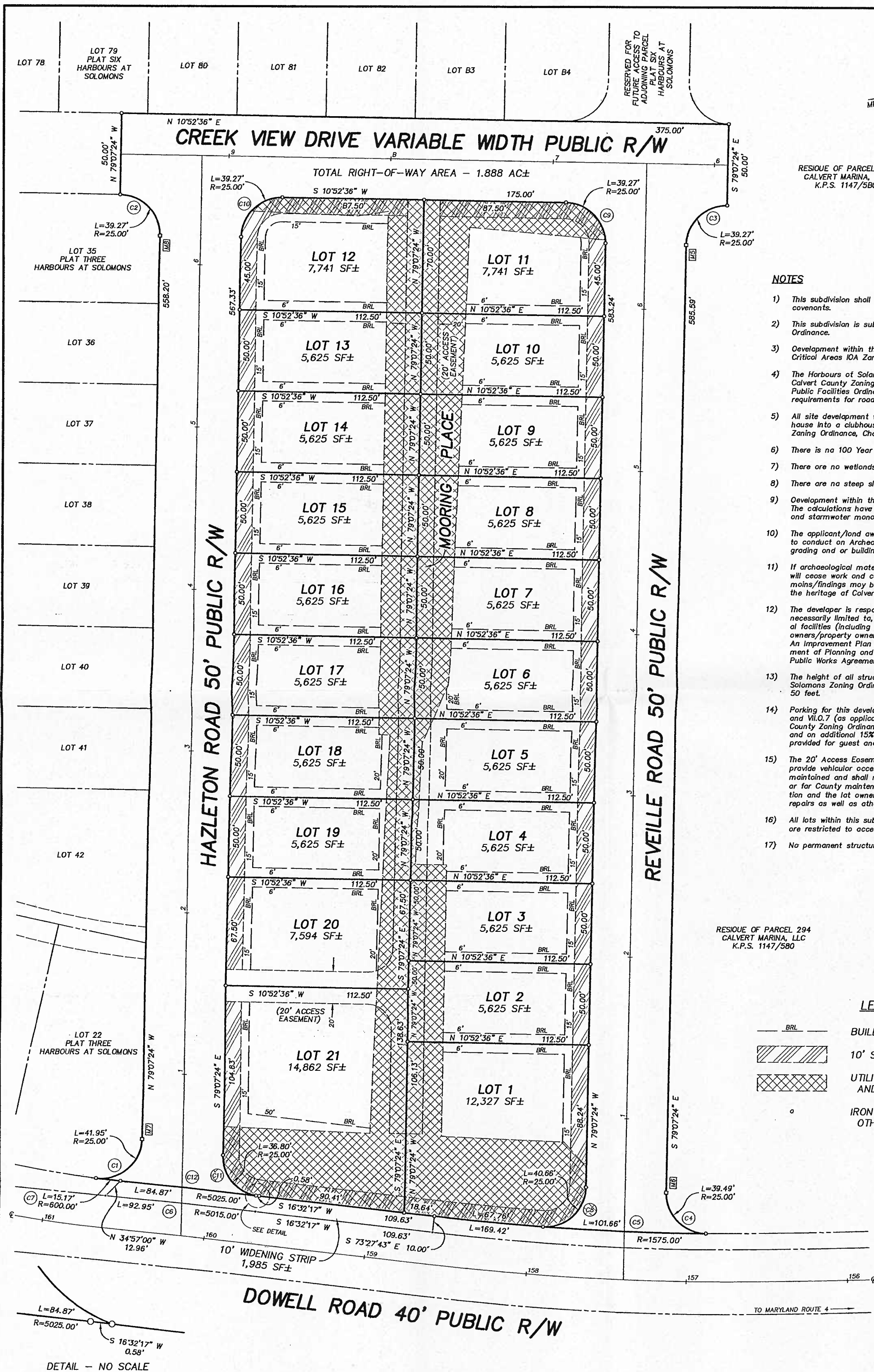
LOCATED IN DOWELL

FIRST DISTRICT, CALVERT COUNTY, MARYLAND

PLANNING AND ZONING CASE NO. SD 02-08A

<div> <div>C</div> <div>O</div> <div>A</div> </div>	COLLINSON, OLIFF & ASSOCIATES, INC. Surveyors • Engineers Land Planners 110 MAIN STREET PRINCE FREDERICK, MARYLAND 20678 410-535-3101 • 301-855-1599 • FAX 410-535-3103		DATE JULY 2007 JOB NO. 1-8667- SCALE 1" = 50' DRAWN BY SH-
	RECD AUG 28 2007		APPROVED THE HARBOURS AT SOLOMONS DATE AUG 28 2007 REVISION
	CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays		

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RESERVE OF PARCEL 294
CALVERT MARINA, LLC
K.P.S. 1147/580

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas ICA Zone.
- The Harbours of Solomons is an age-restricted subdivision and per Article 7-1.05.0.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the platted area shown hereon.
- There are no wetlands or associated buffers within the platted area shown hereon.
- There are no steep slopes (15% or greater) within the platted area shown hereon.
- Development within the Critical Area (ICA) requires that there be a 10% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archaeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restoring work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bidding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VI.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VI.D.2, VI.D.6 and VI.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- The 20' Access Easement (Mooring Place) shown hereon is for the construction of alleys to provide vehicular access to the lots. The alleys shall remain private, non-County owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Mooring Place.
- No permanent structures are allowed within the Utility Easements.

RESERVE OF PARCEL 294
CALVERT MARINA, LLC
K.P.S. 1147/580

LEGEND

- BRL BUILDING RESTRICTION LINE
- 10' STREET TREE EASEMENT
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- IRON ROD SET UNLESS OTHERWISE NOTED

COORDINATES	
NO.	EAST
N5	244361.13
N6	244250.64
N7	243936.64
N8	244041.97

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	41.95	25.00	96°08'33"	27.83	N 31°03'08" W 37.20'
C2	39.27	25.00	90°00'00"	25.00	S 55°52'36" W 35.36'
C3	39.27	25.00	90°00'00"	25.00	S 34°07'24" E 35.36'
C4	39.27	25.00	90°00'00"	25.22	N 55°52'36" E 35.36'
C5	169.42	1575.00	06°09'46"	84.79	S 13°27'23" W 169.34'
C6	92.95	5015.00	07°03'43"	46.47	S 16°00'26" W 92.94'
C7	15.17	600.00	07°28'53"	7.59	S 16°17'41" W 15.17'
C8	40.66	25.00	93°11'47"	26.44	N 32°31'31" W 36.33'
C9	39.27	25.00	90°00'00"	25.00	S 55°52'36" W 35.36'
C10	39.27	25.00	90°00'00"	25.00	S 34°07'24" E 35.36'
C11	36.80	25.00	84°20'19"	22.64	N 58°42'26" E 33.57'
C12	84.87	5025.00	00°58'04"	42.44	S 16°03'15" W 84.87'

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE R0-9.

DATE

REGISTERED SURVEYOR

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY WT AND SEWERAGE PLANNING CATEGORY ST.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT	
DATE	
HEALTH OFFICER	
DIRECTOR OF ENVIRONMENTAL HEALTH	
SANITARIAN	

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	21
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	3,220 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1,888 AC±
TOTAL AREA OF WIDENING STRIP	0.046 AC±
TOTAL AREA SHOWN ON THIS PLAT	5,154 AC±
TOTAL AREA WITHIN CRITICAL AREA	5,154 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

DATE

DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CC-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE VII, CALVERT COUNTY SUBDIVISION REGULATIONS AND ARTICLE 21, 3-108, ANNOTATED CODE OF MARYLAND.

DATE

REGISTERED SURVEYOR

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE

OWNER: CC-SOLOMON'S MARINA, LLC
MANAGING MEMBER

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED, THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE

WITNESS

OWNER:

MANAGING MEMBER
CC-SOLOMON'S MARINA, LLC
P.O. BOX 222
ZZZZZZZZ, MD 00000

PLAT TWO

LOTS 1 THROUGH 21, REVEILLE ROAD, HAZLETON ROAD, MOORING PLACE AND 10' WIDENING STRIP ALONG DOWELL ROAD

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL

FIRST DISTRICT, CALVERT COUNTY, MARYLAND

PLANNING AND ZONING CASE NO. SD 02-08A



COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET
PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE

DATE	SCALE
JULY 2007	1" = 50'
JOB NO.	DRAWN BY
1-8667	SH
FLDR REF.	APPROVED
THE HARBOURS AT SOLOMONS	JSO
DATE	REVISION

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- NOTES**
- 1) This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
 - 2) This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
 - 3) Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zoning.
 - 4) The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
 - 5) All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
 - 6) There is no 100 Year Flood Plain within the platted area shown hereon.
 - 7) There are no wetlands or associated buffers within the platted area shown hereon.
 - 8) There are no steep slopes (15% or greater) within the platted area shown hereon.
 - 9) Development within the Critical Area (IDA) requires that there be a 10% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
 - 10) The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archaeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
 - 11) If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.
 - 12) The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The homeowners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
 - 13) The height of all structures within this subdivision shall adhere to Chapter VII.0.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
 - 14) Parking for this development shall comply with the requirements of Chapter VII.0.2, VII.0.6 and VII.0.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
 - 15) The 20' Access Easement (Sail Place) shown hereon is for the construction of alleys to provide vehicular access to the lots. The alleys shall remain private, non-county owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
 - 16) All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Sail Place.
 - 17) No permanent structures are allowed within the Utility Easements.

- LEGEND**
- BRL
 - BUILDING RESTRICTION LINE
 - 10' STREET TREE EASEMENT
 - UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
 - TRACT LINE TO BE ABANDONED
 - IRON ROD SET UNLESS OTHERWISE NOTED

CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	41.95'	25.00'	96°03'33"	27.83'	S 31°13'08" E	37.20'
C2	381.95'	600.00'	36°28'28"	197.70'	N 33°48'26" E	375.54'
C3	295.56'	680.00'	24°54'13"	150.15'	S 38°58'09" W	293.24'
C4	37.45'	25.00'	85°49'46"	23.24'	S 08°30'22" W	34.05'
C5	214.62'	275.00'	44°42'53"	113.11'	N 56°45'58" W	209.21'
C6	33.54'	25.00'	76°52'25"	19.84'	S 62°26'24" W	31.08'
C7	98.43'	350.00'	16°06'49"	49.54'	N 18°56'00" E	98.11'
C8	109.37'	400.00'	15°39'57"	55.03'	S 18°42'34" W	109.03'
C9	46.11'	25.00'	105°39'57"	32.98'	S 26°17'26" E	39.84'
C10	253.64'	325.00'	44°42'53"	133.67'	S 56°45'58" E	247.28'
C11	40.82'	25.00'	63°33'50"	26.60'	S 81°10'56" E	36.43'
C12	39.97'	25.00'	90°00'00"	25.00'	N 55°52'36" E	35.36'
C13	0.35'	5557.01'	00°00'13"	0.17'	S 15°28'28" W	0.35'

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT IN A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE _____ REGISTERED SURVEYOR _____

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT
DATE _____
HEALTH OFFICER _____
DIRECTOR OF ENVIRONMENTAL HEALTH _____
SANITARIAN _____

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	21
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	3,582 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1,597 AC±
TOTAL AREA SHOWN ON THIS PLAT	5,179 AC±
TOTAL AREA WITHIN CRITICAL AREA	5,179 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

DATE _____ DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO _____ AND THE LAND CONVEYED BY CALVERT MARINA DEVELOPMENT LIMITED PARTNERSHIP TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO _____.

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE VII, CALVERT COUNTY SUBDIVISION REGULATIONS AND ARTICLE 21, 3-10B, ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: _____ MANAGING MEMBER CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-10B, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____ OWNER: _____ MANAGING MEMBER CG-SOLOMON'S MARINA, LLC P.O. BOX ZZZ ZZZZZZZZ, MD 00000

PLAT THREE

LOTS 22 THROUGH 42, DOWELL ROAD, RIVERWATCH DRIVE, CREEK VIEW DRIVE AND SAIL PLACE

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL FIRST DISTRICT, CALVERT COUNTY, MARYLAND

PLANNING AND ZONING CASE NO. SD 02-08A

COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET
PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
JULY 2007	1" = 50'
JOB NO.	DRAWN BY
1-8667	SH
FLDR REF.	APPROVED
THE HARBOURS AT SOLOMONS	JSO
DATE	REVISION

COORDINATES		
ND.	NORTH	EAST
M7	243936.64	1469047.91
M8	244041.97	1468499.73
M9	243747.00	1468577.47
M10	243780.25	1468404.43

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE ASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE

REGISTERED SURVEYOR

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT

DATE

HEALTH OFFICER

DIRECTOR OF ENVIRONMENTAL HEALTH

SANITARIAN

LOT AND AREA TABULATION

TOTAL NO. OF NEW LOTS	16
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	2.445 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1.385 AC±
TOTAL AREA OF PARCELS A & B	0.467 AC±
TOTAL AREA SHOWN ON THIS PLAT	4.297 AC±
TOTAL AREA WITHIN CRITICAL AREA	4.297 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±

LEGEND

- BRL — BUILDING RESTRICTION LINE
- 10' STREET TREE EASEMENT
- UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
- IRON ROD SET UNLESS OTHERWISE NOTED

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IGA Zone.
- The Harbours at Solomons is on age-restricted subdivision and per Article 7-1.05.0.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the plotted area shown hereon.
- There are no wetlands or associated buffers within the plotted area shown hereon.
- There are no steep slopes (15% or greater) within the plotted area shown hereon.
- Development within the Critical Area (IDA) requires that there be a 10% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archaeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restoring work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The homeowners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file of the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VII.0.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VII.0.2, VII.0.6 and VII.0.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and on additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- The 20' Access Easements (Rudder Place, Boom Place and Tiller Place) shown hereon are for the construction of alleys to provide vehicular access to the lots. The alleys shall remain private, non-county owned and maintained and shall not be petitioned in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Rudder, Boom or Tiller Place.
- No permanent structures are allowed within the Utility Easements.

RESIDUE OF PARCEL 294
CALVERT MARINA, LLC
K.P.S. 1147/580

MO GRIO NORTH

CREEK VIEW DRIVE VARIABLE WIDTH PUBLIC R/W

BOOM PLACE

PARCEL "B"

RUDDER PLACE

TILLER PLACE

PARCEL "C"

RIVERWATCH DRIVE 50' PUBLIC R/W

TOTAL RIGHT-OF-WAY AREA - 1.385 AC±

PARCEL "D"

PLAT FIVE HARBOURS AT SOLOMONS

COORDINATES		
NO.	NORTH	EAST
M9	243747.00	1468517.47
M10	243780.25	1468404.43
M11	243483.50	1468820.01
M12	243299.87	1468510.81

VICINITY MAP

TAX MAP 44 PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DAVO K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE VIII, CALVERT COUNTY SUBDIVISION REGULATIONS AND ARTICLE 21, 3-108, ANNOTATED CODE OF MARYLAND.

REGISTERED SURVEYOR

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

OWNER: CG-SOLOMON'S MARINA, LLC
MANAGING MEMBER

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE

WITNESS

OWNER:

MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
P.O. BOX 222
ZZZZZZZZ, MD 00000

PLAT FOUR

LOTS 43 THROUGH 58, PARCELS "B" AND "C", DOWELL ROAD,
CREEK VIEW DRIVE, RUDDER PLACE, TILLER PLACE AND BOOM PLACE

THE HARBOURS AT SOLOMONS

LOCATED IN DOWELL

FIRST DISTRICT, CALVERT COUNTY, MARYLAND

PLANNING AND ZONING CASE NO. SD 02-08A

CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	352.44'	350.00'	57°41'42"	192.70'	N 01°51'26" W	337.74'
C2	33.54'	25.00'	76°52'26"	19.84'	N 62°26'24" E	31.08'
C3	214.62'	275.00'	44°42'53"	113.11'	S 56°45'58" E	209.21'
C4	37.65'	25.00'	86°17'47"	23.43'	N 77°33'24" W	34.19'
C5	39.27'	25.00'	90°00'00"	25.00'	S 14°17'42" W	35.36'
C6	334.19'	350.00'	54°42'29"	181.07'	S 03°11'03" E	321.64'
C7	39.27'	25.00'	90°00'00"	25.00'	S 75°42'18" E	35.36'
C8	40.89'	25.00'	93°42'13"	26.67'	N 12°26'36" E	36.48'
C9	31.42'	10.00'	180°00'00"	NONE	S 30°42'18" E	20.00'
C10	31.42'	10.00'	180°00'00"	NONE	N 30°42'18" W	20.00'

COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers

Land Planners

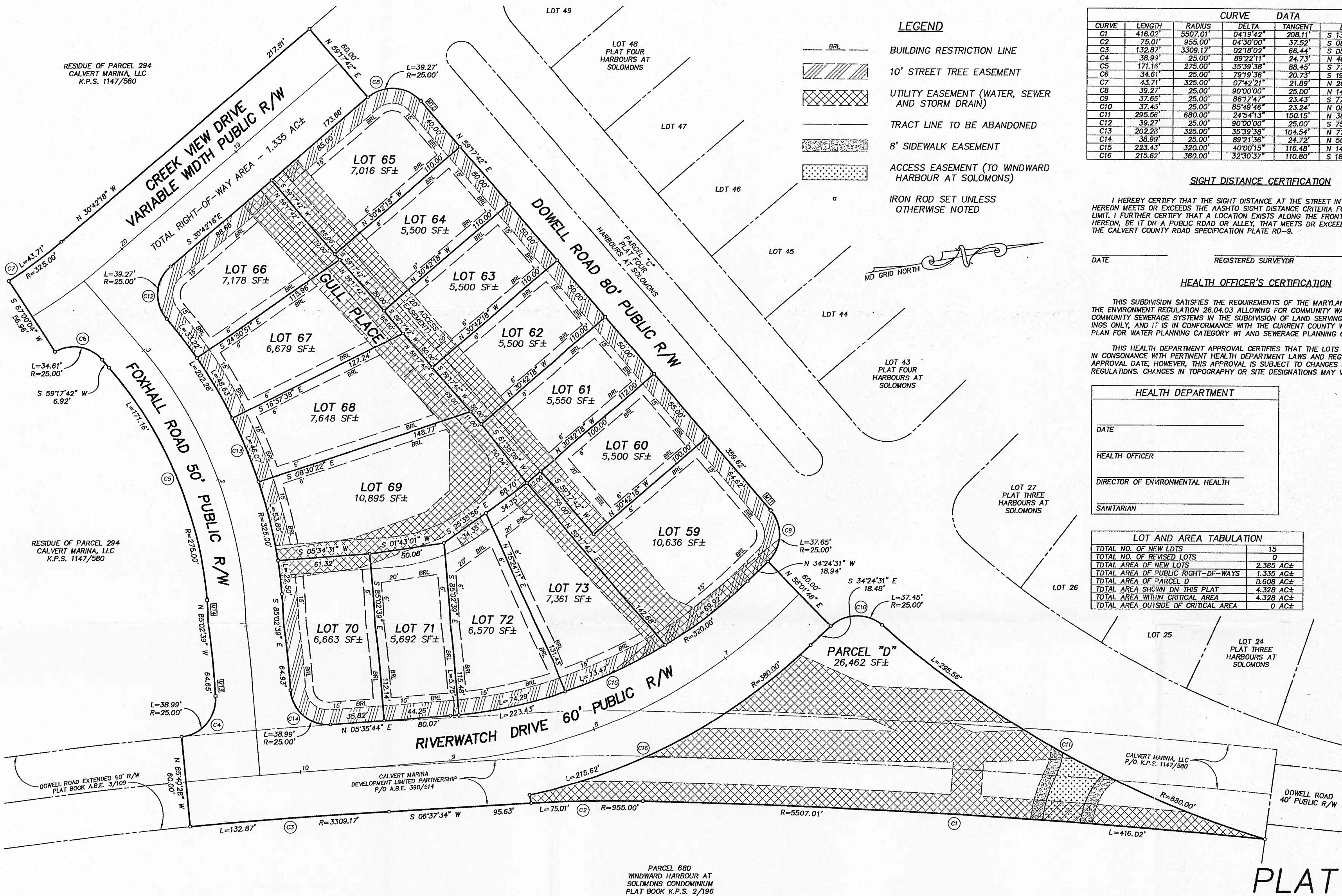
110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
JULY 2007	1" = 50'
JOB NO.	DRAWN BY
1-8667	SH
FLDR REF.	APPROVED
THE HARBOURS AT SOLOMONS	JSO
DATE	REVISION

R:\addr-3\Hickman\1-8667SUR.dwg, 8/3/2007 7:46:08 AM



CURVE DATA		CURVE DATA		CURVE DATA		CURVE DATA	
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD	
C1	416.02'	5507.01'	04°19'42"	208.11'	S 13°17'25" W	415.92'	
C2	75.01'	955.00'	04°30'00"	37.52'	S 08°52'34" W	74.99'	
C3	132.87'	3309.17'	07°18'02"	66.44'	S 05°28'33" W	132.86'	
C4	38.93'	25.00'	89°22'11"	24.73'	N 40°21'34" W	35.16'	
C5	171.16'	275.00'	35°39'38"	88.45'	S 77°07'32" W	168.41'	
C6	34.61'	25.00'	78°19'36"	20.73'	S 19°37'55" W	31.91'	
C7	43.71'	325.00'	07°42'21"	21.89'	N 26°51'07" W	43.68'	
C8	39.27'	25.00'	90°00'00"	25.00'	N 14°17'42" E	35.36'	
C9	37.65'	25.00'	86°17'47"	23.43'	S 77°33'24" E	34.19'	
C10	37.43'	25.00'	85°49'46"	23.24'	N 08°30'22" E	34.06'	
C11	295.56'	680.00'	24°54'13"	150.15'	N 38°58'09" E	293.24'	
C12	39.27'	25.00'	90°00'00"	25.00'	S 75°42'18" E	35.36'	
C13	202.28'	325.00'	35°39'38"	104.54'	N 77°07'32" E	199.03'	
C14	38.93'	25.00'	89°22'11"	24.72'	N 50°16'33" E	35.16'	
C15	223.43'	320.00'	40°00'15"	116.48'	N 14°24'23" W	218.92'	
C16	215.62'	380.00'	32°30'37"	110.80'	S 18°09'13" E	212.73'	

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SIGHT DISTANCE AT THE STREET INTERSECTIONS SHOWN HEREON MEETS OR EXCEEDS THE AASHTO SIGHT DISTANCE CRITERIA FOR THE POSTED SPEED LIMIT. I FURTHER CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON, BE IT ON A PUBLIC ROAD OR ALLEY, THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATION PLATE RD-9.

DATE

REGISTERED SURVEYOR

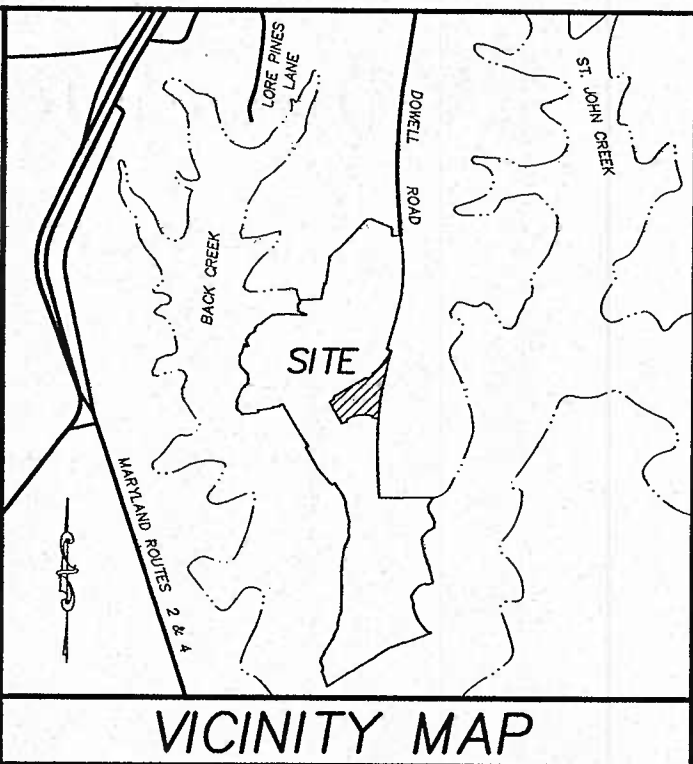
HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

HEALTH DEPARTMENT	DATE
DATE	
HEALTH OFFICER	
DIRECTOR OF ENVIRONMENTAL HEALTH	
SANITARIAN	

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	15
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	2,385 AC±
TOTAL AREA OF PUBLIC RIGHT-OF-WAYS	1,335 AC±
TOTAL AREA OF PARCEL D	6,608 AC±
TOTAL AREA SHOWN ON THIS PLAT	4,328 AC±
TOTAL AREA WITHIN CRITICAL AREA	4,328 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±



TAX MAP 44, PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DAVID K. HUMPHREYS, SECRETARY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO AND THE LAND CONVEYED BY CALVERT MARINA DEVELOPMENT LIMITED PARTNERSHIP TO CG-SOLOMON'S MARINA, LLC BY DEED DATED 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. AT FOLIO

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE VII, CALVERT COUNTY SUBDIVISION REGULATIONS AND ARTICLE 21, 3-108, ANNOTATED CODE OF MARYLAND.

DATE

REGISTERED SURVEYOR

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE

OWNER: CG-SOLOMON'S MARINA, LLC
MANAGING MEMBER

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE

WITNESS

OWNER:

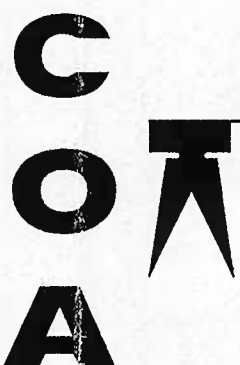
CG-SOLOMON'S MARINA, LLC
P.O. BOX ZZZ
ZZZZZZZ, MD 00000

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFD) for school adequacy. The subdivision is subject to the APFD requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the platted area shown hereon.
- There are no wetlands or associated buffers within the platted area shown hereon.
- There are no steep slopes (15% or greater) within the platted area shown hereon.
- Development within the Critical Area (IDA) requires that there be a 10% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archaeological Assessment of the site prior to the issuance of any demolition, grading or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.
- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An Improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VIL.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VIL.D.2, VIL.D.6 and VIL.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- The 20' Access Easement (Gull Place) shown hereon is for the construction of alleys to provide vehicular access to the lots. The alleys shall remain private, non-County owned and maintained and shall not be petitionable in perpetuity to the County for County ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road services normally provided by the County.
- All lots within this subdivision are restricted to interior road access. The lots shown hereon are restricted to access via Gull Place.
- No permanent structures are allowed within the Utility Easements.

COORDINATES	
NO.	EAST
MT1	243483.50 1468820.01
MT2	243299.87 1468510.81
MT3	243096.52 1468879.12
MT4	243102.10 1468814.72

PLAT FIVE
LOTS 59 THROUGH 73, PARCEL "D", RIVERWATCH DRIVE,
CREEK VIEW DRIVE, FOXHALL ROAD AND GULL PLACE
THE HARBOURS AT SOLOMONS
LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A



COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
JULY 2007	1" = 50'
JOB NO.	DRAWN BY
1-8667	SH
FLDR REF.	APPROVED
THE HARBOURS AT SOLOMONS	JSO
DATE	REVISION

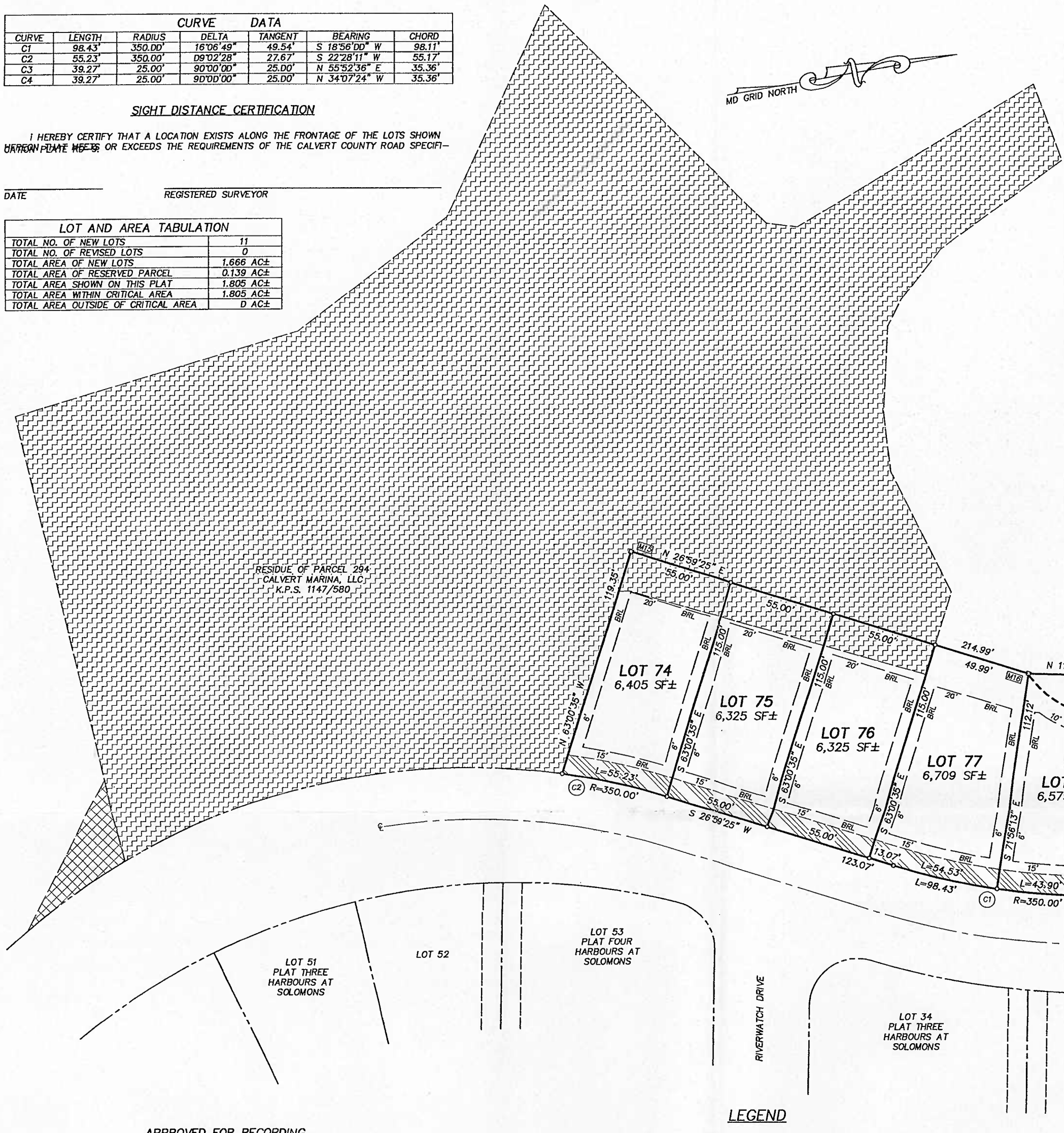
CURVE DATA						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	98.43'	350.00'	16°06'49"	49.54'	S 16°06'00" W	98.11'
C2	55.23'	350.00'	09°02'28"	27.67'	S 22°28'11" W	55.17'
C3	39.27'	25.00'	90°00'00"	25.00'	N 55°52'36" E	35.36'
C4	39.27'	25.00'	90°00'00"	25.00'	N 34°07'24" W	35.36'

SIGHT DISTANCE CERTIFICATION

I HEREBY CERTIFY THAT A LOCATION EXISTS ALONG THE FRONTAGE OF THE LOTS SHOWN HEREON PLATE 1147/580, OR EXCEEDS THE REQUIREMENTS OF THE CALVERT COUNTY ROAD SPECIFICATIONS.

DATE _____ REGISTERED SURVEYOR _____

LOT AND AREA TABULATION	
TOTAL NO. OF NEW LOTS	11
TOTAL NO. OF REVISED LOTS	0
TOTAL AREA OF NEW LOTS	1,666 AC±
TOTAL AREA OF RESERVED PARCEL	0.139 AC±
TOTAL AREA SHOWN ON THIS PLAT	1,805 AC±
TOTAL AREA WITHIN CRITICAL AREA	1,805 AC±
TOTAL AREA OUTSIDE OF CRITICAL AREA	0 AC±



APPROVED FOR RECORDING
FOR THE PLANNING COMMISSION

DATE _____ DAVID K. HUMPHREYS, SECRETARY

NOTES

- This subdivision shall be for elderly housing (55 and over) in accordance with the recorded covenants.
- This subdivision is subject to the requirements of the Calvert County Stormwater Management Ordinance.
- Development within this subdivision shall be subject to meeting all of the requirements of the Critical Areas IDA Zone.
- The Harbours at Solomons is an age-restricted subdivision and per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, it is exempt from meeting the requirements of the Adequate Public Facilities Ordinance (APFO) for school adequacy. The subdivision is subject to the APFO requirements for roads.
- All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with the Solomons Zoning Ordinance, Chapter IX.
- There is no 100 Year Flood Plain within the plotted area shown hereon.
- A minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the non-tidal wetlands landward. The wetlands and associated buffers shall remain undisturbed in perpetuity and to serve for water quality benefits.
- There are no steep slopes (15% or greater) within the plotted area shown hereon.
- Development within the Critical Area (IDA) requires that there be a 10% reduction in pollutants. The calculations have been provided and must be carried out during the road construction and stormwater management plans.
- The applicant/land owner shall arrange for the Historic District Commission or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and/or building permits.
- If archaeological materials are discovered during site work, the contractor for development will cease work and contact the Department of Planning and Zoning immediately so that remains/findings may be evaluated and the information recorded in the interest of documenting the heritage of Calvert County prior to restarting work.

LEGEND	
	BUILDING RESTRICTION LINE
	10' STREET TREE EASEMENT
	STORMWATER MANAGEMENT EASEMENT
	LIMIT OF 50' NON-DISTURBANCE VEGETATED BUFFER
	10' ACCESS EASEMENT TO RESIDUE
	UTILITY EASEMENT (WATER, SEWER AND STORM DRAIN)
	IRON ROD SET UNLESS OTHERWISE NOTED

- The developer is responsible for construction of all required site amenities including, but not necessarily limited to, sidewalks, bike paths, pathways, street trees, street lighting, recreation facilities (including the community center), as well as all required landscaping. The home-owners/property owners association shall be responsible for the maintenance of the amenities. An improvement Plan and bond estimate for the required amenities is on file at the Department of Planning and Zoning. Bonding for the required amenities shall be posted with the Public Works Agreement.
- The height of all structures within this subdivision shall adhere to Chapter VIL.D.4 of the Solomons Zoning Ordinance which permits 3 stories plus a habitable roof, but not to exceed 50 feet.
- Parking for this development shall comply with the requirements of Chapter VIL.D.2, VIL.D.6 and VIL.D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. Two off street parking spaces shall be provided for each dwelling and an additional 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking.
- All lots within this subdivision are restricted to interior road access.
- No permanent structures are allowed within the Utility Easements.

COORDINATES		
NO.	NORTH	EAST
M15	243773.13	1468194.87
M16	243964.70	1468292.44
M17	244397.12	1468373.77
M18	244380.00	1468462.85

HEALTH OFFICER'S CERTIFICATION

THIS SUBDIVISION SATISFIES THE REQUIREMENTS OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03 ALLOWING FOR COMMUNITY WATER SYSTEMS AND COMMUNITY SEWERAGE SYSTEMS IN THE SUBDIVISION OF LAND SERVING SINGLE FAMILY DWELLINGS ONLY, AND IT IS IN CONFORMANCE WITH THE CURRENT COUNTY WATER AND SEWERAGE PLAN FOR WATER PLANNING CATEGORY W1 AND SEWERAGE PLANNING CATEGORY S1.

THIS HEALTH DEPARTMENT APPROVAL CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN CONFORMANCE WITH PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE, HOWEVER, THIS APPROVAL IS SUBJECT TO CHANGES IN SUCH LAWS AND REGULATIONS. CHANGES IN TOPOGRAPHY OR SITE DESIGNATIONS MAY VOID THIS APPROVAL.

NOTIFICATION OF COVENANTS

PRIOR TO SETTLEMENT, ALL PURCHASERS OF LOTS ARE TO BE FULLY INFORMED OF THE EXISTENCE OF COVENANTS, THE EXTENT OF COMMON AREAS AND FACILITIES, AND THE RESPONSIBILITIES OF EACH HOMEOWNER TO PARTICIPATE IN THE COSTS AND MAINTENANCE OF THE COMMON AREAS AND FACILITIES.

DATE _____ OWNER: _____ MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS AND ALL PARTIES HAVING PROPRIETARY INTEREST IN THIS PROPERTY HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKS AND OTHER AREAS AS SPECIFIED. THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND RECORDING OF THE FINAL PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE COUNTY COMMISSIONERS. ACCEPTANCE BY THE COUNTY MAY BE ACCOMPLISHED BY A SUBSEQUENT APPROPRIATE ACT.

A UTILITY EASEMENT IS ESTABLISHED TEN FEET IN WIDTH, BINDING ON ALL RIGHT-OF-WAYS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATION SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION ORDER NO. 60316. THE TELEPHONE COMPANY MAY REQUIRE A PRE-CONSTRUCTION REFUNDABLE DEPOSIT IN ACCORDANCE WITH PARAGRAPH 7 OF THAT ORDER.

WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1974 EDITION, AS CURRENTLY AMENDED, AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN MET.

DATE _____ WITNESS _____ OWNER: _____
MANAGING MEMBER
CG-SOLOMON'S MARINA, LLC
P.O. BOX ZZZ
ZZZZZZZZ, MD 00000
RESIDUE OF PARCEL 294
CALVERT MARINA, LLC
K.P.S. 1147/580

HEALTH DEPARTMENT

DATE _____
HEALTH OFFICER _____
DIRECTOR OF ENVIRONMENTAL HEALTH _____
SANITARIAN _____



VICINITY MAP

TAX MAP 44 PARCEL 294
SCALE 1" = 2000'
TAX ID NO. 01012185

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS THE SUBDIVISION OF THE LAND CONVEYED BY CALVERT MARINA, LLC TO CG-SOLOMON'S MARINA, LLC BY DEED DATED _____, 2007 AND RECORDED AMONG THE LAND RECORDS OF CALVERT COUNTY, MARYLAND IN LIBER K.P.S. _____ AT FOLIO _____.

PERMANENT MONUMENTS AND METAL PIPES HAVE BEEN SET AS REQUIRED BY ARTICLE VII, CALVERT COUNTY SUBDIVISION REGULATIONS AND ARTICLE 21, 3-108, ANNOTATED CODE OF MARYLAND.

DATE _____ REGISTERED SURVEYOR _____

PARCELS 546 & 531
MAJESTIC HOMES, INC.
K.P.S. 2658/630

RESIDUE OF PARCEL 294
CALVERT MARINA, LLC
K.P.S. 1147/580

CREEK VIEW DRIVE VARIABLE WIDTH PUBLIC R/W

PLAT SIX LOTS 74 THROUGH 84 THE HARBOURS AT SOLOMONS LOCATED IN DOWELL FIRST DISTRICT, CALVERT COUNTY, MARYLAND PLANNING AND ZONING CASE NO. SD 02-08A

COA

COLLINSON, OLIFF & ASSOCIATES, INC.

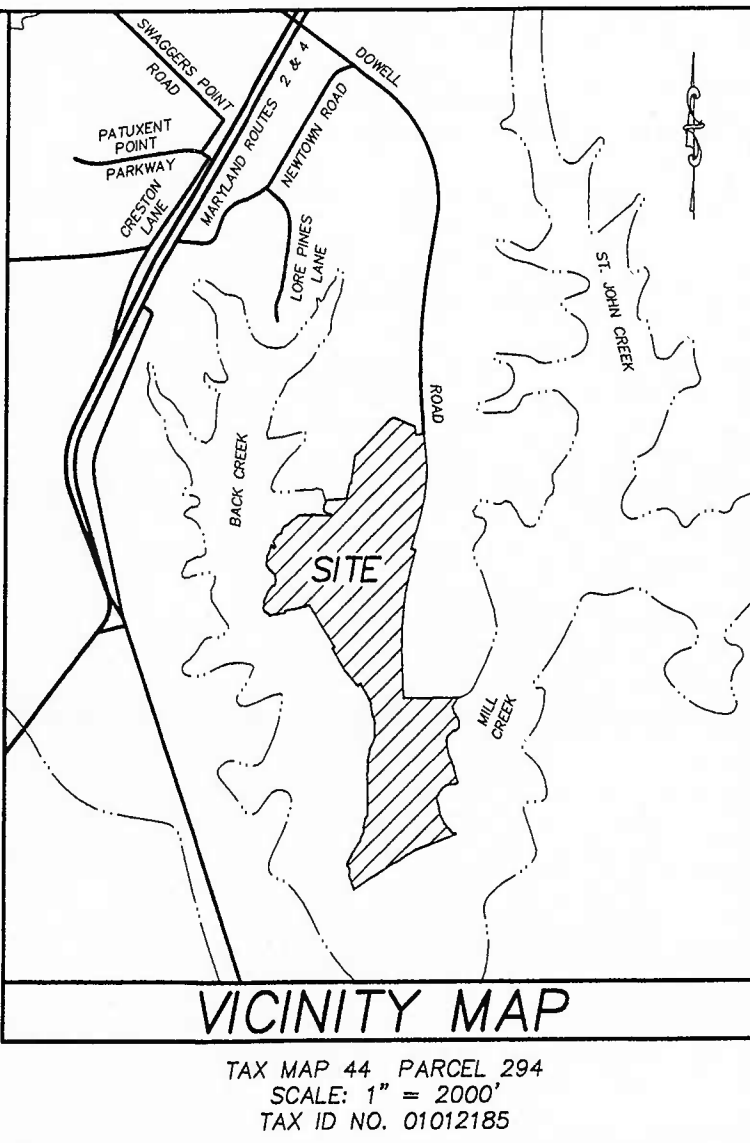
Surveyors • Engineers
Land Planners

110 MAIN STREET

PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE JULY 2007	SCALE 1" = 50'
JOB NO. 1-8667	DRAWN BY SH
FLDR REF. THE HARBOURS AT SOLOMONS	APPROVED JSO
DATE	REVISION



SITE DRAINAGE AREA INFO PROPOSED CONDITIONS								
DRAINAGE AREAS								
COVER DESCRIPTION	1 (AAS)	2 (AAS)	3 (AAS)	4 (AAS)	5 (AAS)	6 (AAS)	7 (AAS)	SUM (AAS)
BUILDING	8.01	0.94	1.53	1.31	0.04	2.15	0.17	14.15
PAVEMENT	6.23	0.99	2.06	0.84	1.07	0.91	1.97	14.07
ALLEYS	1.61	0.20	0.42	0.00	0.00	0.20	0.00	2.43
SIDEWALKS	2.24	0.43	0.89	0.26	0.16	0.27	0.00	4.25
DRIVEWAYS	1.82	0.17	0.57	0.22	0.00	0.23	0.00	3.01
PAVERS	0.00	0.04	0.02	0.00	0.00	0.12	0.00	0.18
WOODS	0.00	0.00	0.00	0.19	0.24	2.36	0.43	3.22
GRASS	16.41	2.31	5.27	3.33	3.11	4.42	6.30	41.15
TOTAL	36.32	5.08	10.76	6.15	4.62	10.66	8.87	82.46

NOTE: ENTIRE SITE IS IN THE "INTENSIVELY DEVELOPED AREA" (IDA) OF THE CHESAPEAKE BAY CRITICAL AREA.

LEGEND

- EXISTING

SOIL BOUNDARY

DRAINAGE DIVIDE

WOODSLINE

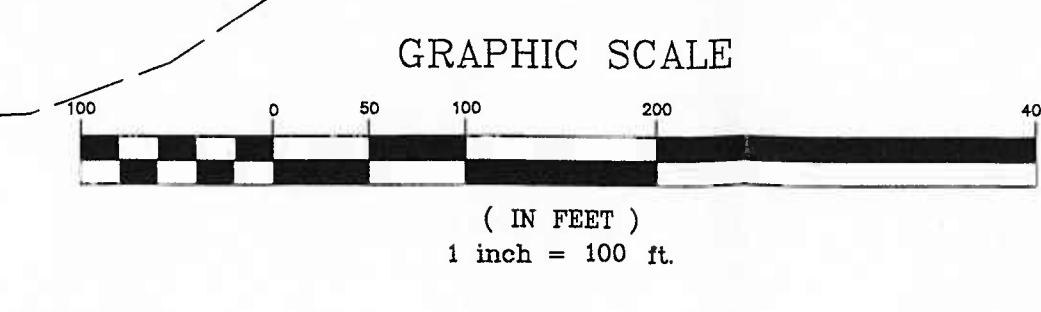
BUILDING

PAVEMENT

CONCRETE

PAVERS

DRAINAGE AREA
- PROPOSED



STORMWATER MANAGEMENT PROPOSED CONDITIONS MAP
THE HARBOURS AT SOLOMONS
LOCATED IN LUSBY
FIRST DISTRICT, CALVERT COUNTY, MARYLAND

COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

288 MERRIMAC COURT
PRINCE FREDERICK, MARYLAND 20653

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE
FEB. 2006

JOB NO.
1-8667

FLDR REF.
AT SOLOMONS

DATE

SCALE
1" = 100'

DRAWN BY
TOM G.

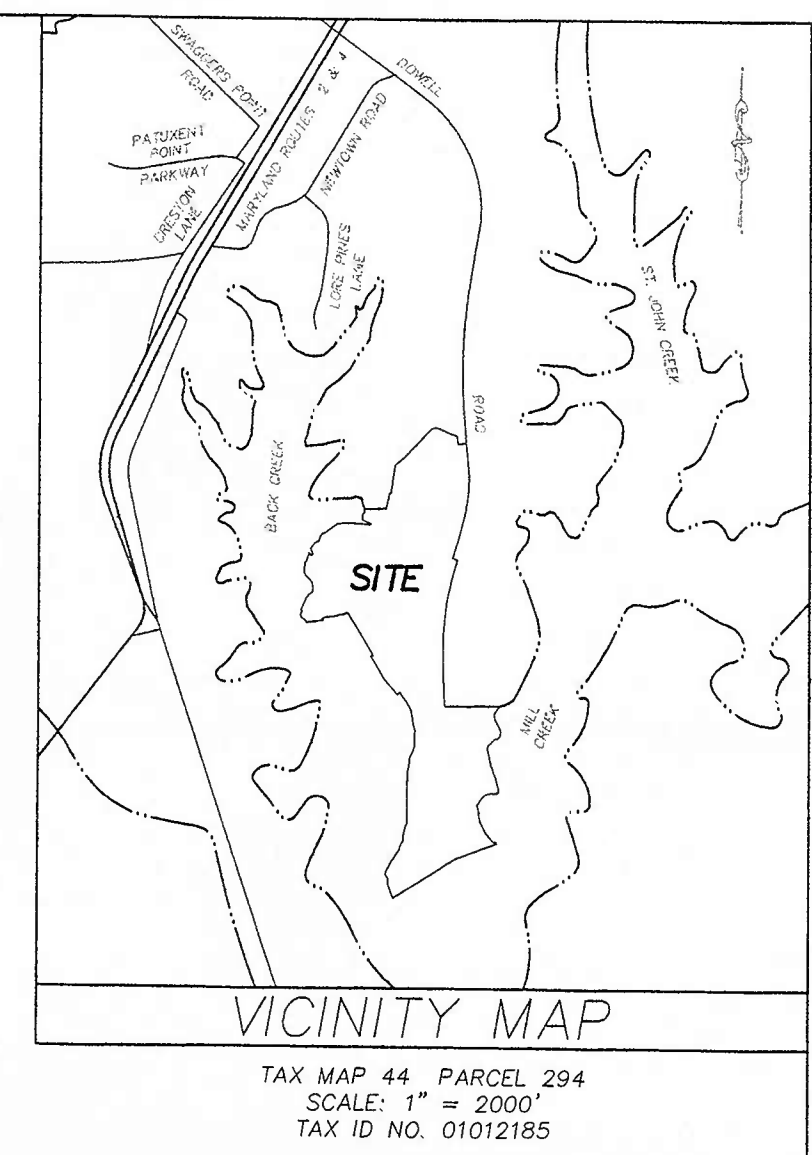
APPROVED
KEU

REVISION

RECEIVED

JUN 22 2006

CRITICAL AREA COMMISSION



SITE DRAINAGE AREA INFO PROPOSED CONDITIONS							
DRAINAGE AREAS							
COVER DESCRIPTION	1 (Ac.)	2 (Ac.)	3 (Ac.)	4 (Ac.)	5 (Ac.)	6 (Ac.)	SUM (Ac.)
BUILDING	7.28	0.94	1.53	1.31	0.04	2.15	13.25
PAVEMENT	4.78	0.94	1.87	0.75	0.22	0.46	9.02
ALLEY	1.57	0.19	0.41	.	.	0.19	2.36
SIDEWALKS	2.22	0.45	0.87	0.23	0.16	0.26	4.19
DRIVEWAYS	2.02	0.18	0.55	0.22	.	0.28	3.25
PAVERS	.	0.03	0.02	.	.	0.11	0.16
WOODS	0.08	1.00	1.08
GRASS	17.07	1.90	3.76	2.43	1.62	4.75	32.39
						WATER 0.88	
TOTAL	34.94	4.63	9.01	4.94	2.12	10.06	65.71

NOTE: ENTIRE SITE IS IN THE "INTENSELY DEVELOPED AREA" (IDA) OF THE CHESAPEAKE BAY CRITICAL AREA.

LEGEND

EXISTING PROPOSED

SOIL BOUNDARY

DRAINAGE DIVIDE

WOODS LINE

BUILDING

PAVEMENT

CONCRETE

PAVERS

DRAINAGE AREA

STORMWATER MANAGEMENT PROPOSED CONDITIONS MAP

THE HARBOURS AT SOLOMONS

LOCATED IN LUSBY

FIRST DISTRICT, CALVERT COUNTY, MARYLAND

COA COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

288 MERRIMAC COURT
PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
FEB. 2006	1" = 100'
JOB NO.	DRAWN BY
1-3667	TOM G.
FLUSH REE	APPROVED
AT SOLOMONS	KEU
DATE	REVISION

MAJOR SUBDIVISION TRANSMITTAL**Department of Planning and Zoning****Calvert County****150 Main Street****Prince Frederick, MD 20678**

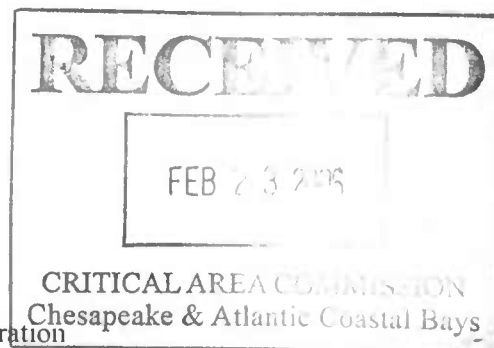
Date:

TUES 2/14
Friday, February 10, 2006

Memo To:

Principal Planner - Subdivision
Environmental Reviewer - Roxana Whitt
County Engineer - Mary Cook
Traffic Engineer
Historic District Commission
Water and Sewer
Health Department
SMECO
SHA

Also To:

Critical Area Commission
DNR - Coastal Resources Division
MDE - Tidal Wetlands Division
DNR - Fish, Heritage and Wildlife Administration

Memo From:

Olivia Vidotto - Planner I

Subject:

SD-02-08A

Project Name: The Harbours at Solomons

Road Frontage Dowell Rd.

Lots Proposed: 252

Tax Map No: 44

Parcel No: 294

Tax ID No: 01-012185

The attached subdivision has been submitted for preliminary plan approval. It is requested that your agency review the attached plan and furnish in writing your comments within the scope of your agency's responsibility by:

Monday, March 13, 2006

Comments:

CRITICAL AREA FORM

Please fill in the appropriate blanks or check box the appropriate answer if the property is in the Critical Area (all land within 1,000 feet of the Mean High Water Line of the Chesapeake Bay, it's tributaries or the landward boundary of an adjacent wetland is considered to be within the Critical Area).

Your application for development will not be considered complete until the following form has been filled out and submitted to the Department of Planning and Zoning.

Owners Name: CALVERT MARINA, LLC Telephone: 410-326-4251

Address: P.O. Box 157, SOLOMONS, MD. 20688

Location of Property to be developed SOUTHERN END OF DOWELL ROAD,
IN DOWELL, MD.

Tax Map#: 44 Parcel #: 294 Lot#: _____ Grid#: _____

1. Tax ID #: 01 012185

2. Subdivision Name: THE HARBOURS AT SOLOMONS

3. Property is designated:

<input checked="" type="checkbox"/>	Intensely Developed (IDA)
<input type="checkbox"/>	Limited Developed (LDA)
<input type="checkbox"/>	Resource Conservation (RCA)

To find out what your property is designated, consult the Critical Area Map in the Department of Planning and Zoning.

4. Type of development being proposed. Check all that apply.

<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Redevelopment	<input type="checkbox"/> Commercial
<input type="checkbox"/> Industrial	<input type="checkbox"/> Mixed	

5. Project category

<input type="checkbox"/> Existing Lot	<input checked="" type="checkbox"/> Subdivision which creates buildable lots
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Subdivision which does not create buildable lots

6. Total acreage of property: 97.743 AC. (69.491 ACRES IN SUBD.)

7. Total acreage of property within the Critical Area

IDA 97,743 Ac. LDA _____ RCA _____

8. Total acreage being disturbed within the Critical Area 65 A. ±

SUBDIVISION

9. Number of lots to be created in the Critical Area

252

10. Number of dwelling units to be created in the Critical Area

252

11. Minimum lot size in the Critical Area

4,661 S.F.

12. Maximum lot size in the Critical Area

16,732 S.F.

13. Average lot size in the Critical Area

7,286 S.F.

14. Linear length of waterfront in feet of original parcel

8,780 L.F. ±

15. Is this an intrafamily transfer?

☐ Yes

☒ No

16. If a subdivision, is cluster development being used?

☐ Yes

☒ No

If yes, how many acres of open space will be created by the clustering?

17. If a subdivision, how many acres of recreation area will be provided?

GROWTH ALLOCATION

18. Is use of the growth allocation necessary

☐ Yes

☒ No

19. How many acres of growth allocation are you requesting?

20. Are all non-water dependent uses more than 300 feet from the water?

☐ Yes

☒ No

STAFF USE ONLY

21. Number of acres of growth allocation approved _____

WETLANDS

22. Identify wetlands (tidal and non-tidal rivers, bays, streams, marshlands, swamps, bogs, etc.), hydric soils and highly erodible soils on plat. ✓

23. Is site adjacent to or does it include within its boundary any tidal waters or wetlands or non-tidal streams that are tributaries to tidalwaters?

☐ Yes

☒ No

If yes, identify wetland buffer on plat according to section 8-2.03A (Floodplain), 8-2.05A, C and D (Wetlands) of the Zoning Ordinance.

24. Is site adjacent to or does it include within its boundary any non-tidal waters or wetlands? ☒ Yes ☐ No
If yes, identify wetland buffer on plat according to section 8-2.05D (Wetland Buffer)

25. Is any disturbance to the buffer proposed? ☐ Yes ☒ No

If yes, then either a Buffer Manangement Permit or a variance may be necessary

FOREST LAND / BUFFER

26. Is site within a Buffer Exempt area? ☒ Yes ☐ No

If yes, what is the shortest distance between mean high water and any existing structure on adjacent lots or parcels? 30'

27. Is the following shown on plat? ☒ Yes ☐ No

Identify vegetated areas (marshes, forests) on plat.

- a. How many acres of site are covered by forest? 35.9 Ac. ±
b. How many acres of forest are proposed for clearing? 25.7 Ac. ±
c. How many acres of forest will be replanted on site? 0 (LDA and RCA only).

A maximum of 30% of the forest can be removed though replantings and/or Fees-in-Lieu shall be required.

28. 15% or greater of the site covered with forest? ☒ Yes ☐ No

(LDA & RCA only) 15% of the site shall be maintained or planted in trees and this fact shall be recorded with the record plat. How many acres will be replanted? _____

29. Does the site have slopes greater than or equal to 15% ☒ Yes ☐ No

(LDA & RCA only) Slopes greater than or equal to 15% shall be shaded on the plat and development shall be prohibited in these areas (section 8-2.07 Steep Slopes)



Subdivision Application

Calvert County, Maryland
Department of Planning and Zoning
150 Main Street

Prince Frederick, MD 20678

Phone: (410)535-2348 or (301)855-1243 TDD: (410)535-6355

Fax: (410)414-3092 Email: pz@co.cal.md.us

Noticel Separate applications must be filed with the following agencies if applicable to the subdivision. Other agency permits may be necessary:

- Environmental Health for drainfield percolation tests
- State and Federal wetland permits for developments involving wetlands
- State Highway Administration for access permits on state roads

Note: All information must be completed if applicable. Incomplete applications/forms/checklists, plans, etc. will result in the entire submittal package being returned to the engineer.

PROJECT INFORMATION

Project Name: THE HARBOURS AT SOLOMONS

Planning and Zoning Case No: SD 02-02A

(Assigned by P & Z at concept plan review)

Type of Subdivision: ☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use

Subdivision Type: ☒ Major ☐ Minor (Major subdivisions involve more than 5 lots or a public road)

Utilities: ☒ Public Sewer ☐ Septic System ☒ Public Water ☐ Well

FOR RUR, R-1, R-2 ZONE:

Maximum # of Conventional Lots: ÷ 4 = ¹new base density

TDR Conventional Lots + Transfer Zone Lots (if permitted)= ²Total lots requiring TDR's

Total Lots Proposed: (¹ + ² total)

TOWN CENTER – (see Town Center Chart) Maximum Density of 7 units per acre

Proposed Density 252 = 3.63 units per acre Number of TDR's required: 0 (AGE RESTRICTED)

Mandatory clustering per Articles ☐ 2-10.01.E or ☐ 5-2.01 Optional Clustered subdivision ☐ yes ☒ no

Average Lot Size: 1,286.5 Total Acreage 69.491 - Wetland acreage 0.111 = 69.380 acreage to calculate density

1. Total Acreage in Lots: 42.153

2. Total Acreage in ^{COMMUNITY PARCELS} Open Space*: 11.360

Total open space provided: (items 3,4,6)

(*not counting RW or private lanes or rec area)

3. Total Acreage in RW & Widening Strips: 15.978

4. Total Acreage in Private Lanes: N/A

5. Total Acreage in Recreation Area: SEE COMMUNITY PARCELS

6. Total Acreage in Residue (if any): 28.252

Total Acreage: 97.743 (items 1-6 should equal this amount)

Multi-Family Subdivision Information (if applicable):

If subdivision involves multi-family units provide the number of units and the density. To obtain the density divide the total number units by the acreage involved with each unit type):

Townhouses: (Density units per acre)
Apartments: (Density units per acre)
Duplexes: (Density units per acre)

PROPERTY INFORMATION

Location (Postal Area / City): DOWELL

Primary Zoning District: TC

Overlay Zoning/Subdistrict: E1 & E3

Road Frontage(s): DOWELL ROAD

Road Type: ☐ SHA ☒ County ☐ Private Election District: 1 Community Planning District: 17

Is Subdivision within Critical Area?: ☒ Yes ☐ No

If so, which district? ☒ IDA ☐ LDA ☐ LDA3 ☐ RCA Acreage in Critical Area: 97.743

Parcel Information (parcels included in the subdivision):

Tap Map. No	Parcel No.	Tax ID No.	Lot (if any)	Block (if any)	Section (if any)
<u>44</u>	<u>294</u>	<u>01 012185</u>			

Current or Past Applications (if any):

Application	Case #	Resolution #	Action Date
Rezoning			
Board of Appeals			
Subdivision			
Transfer Zone			
Agricultural Preservation District			
Historic District			
Historic Sites Survey			
Previous Site Plan Review			
Other			
Other			

Family Conveyance – Check any & all boxes if applicable:

- ☐ For access & R/W *
- ☐ For lots created that would require purchase of TDR's *
- ☐ Intra-family for forest conservation requirements (Declaration of Intent required with final plat)
- ☐ Intra-family transfer for critical area requirements *
- * Requires Family Conveyance Affidavit with final plat)

OWNER AUTHORIZATION

P&Z CASE NO: SD 02-08A

I/We the undersigned and the owners of the property described above do hereby submit this application for subdivision and authorize the agent(s) listed below to act on my/our behalf. I / We also authorize and give consent to entry upon the subject property by review agencies staff and/or board members to the extent necessary to evaluate and act upon this application. In the event the applicant withdraws this authorization to enter, this application shall be deemed withdrawn in its entirety. (If there are more than two owners, please attach a supplemental signature form.)

Owner's corporation (if any): CALVERT MARINA, LLC

Print or type First Name: MATTHEW GAMBRILL Last Name: _____

Signature: [Signature] X Date: 1-23-06

Print or type First Name: _____ Last Name: _____

Signature: _____ Date: _____

Address: P.O. Box 157 Phone: 410-326-4251

City: SOLOMONS State: MD Zip Code: 20688

APPLICANT INFORMATION & AUTHORIZATION (If different than owner)

I/ We the undersigned do hereby submit this application for subdivision and authorize the agent listed below to act on my/our behalf. (If there are more than two applicants, please attach a supplemental signature form.)

Applicant's corporation (if any): CC GROUP, LLC

Print or type First Name: WILLIAM Last Name: GERALD

Signature: [Signature] Date: 1-23-06

Print of type First Name: _____ Last Name: _____

Signature: _____ Date: _____

Address: 8120 WOODMONT AVE. #500 Phone: 301-913-0404

City: BETHESDA State: MD Zip Code: 20814

AGENT CERTIFICATION

I certify that the information, attachments and plans submitted herewith are true and correct to the best of my knowledge and ability. I file this application and will act on behalf of the owner(s) and applicant(s) listed above.

Print or type First Name: JOHN Last Name: OLIFF

Signature: [Signature] Date: 1-23-06

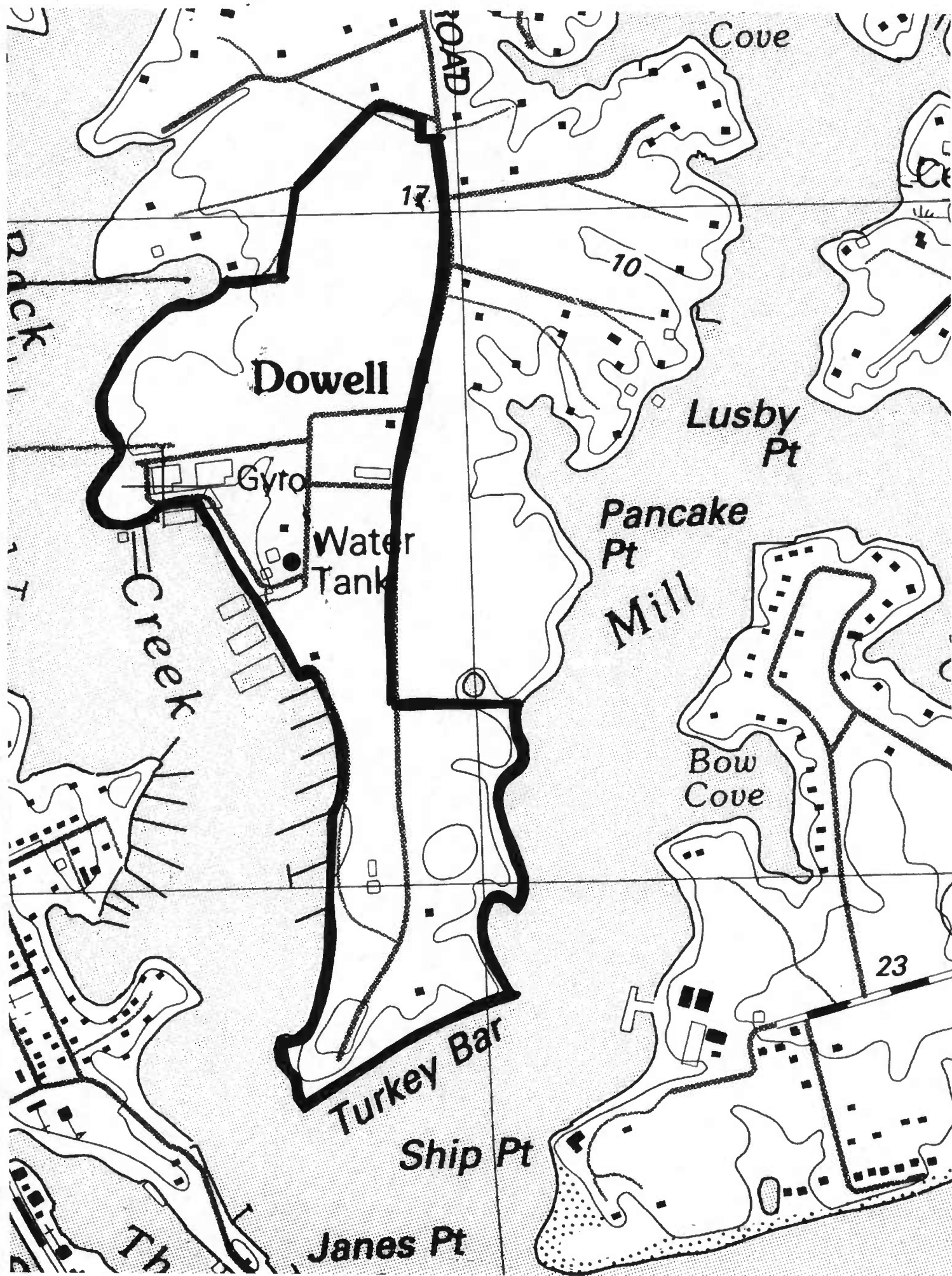
Agent's corporation (if any): COLLINS, OLIFF & ASSOCIATES, INC.

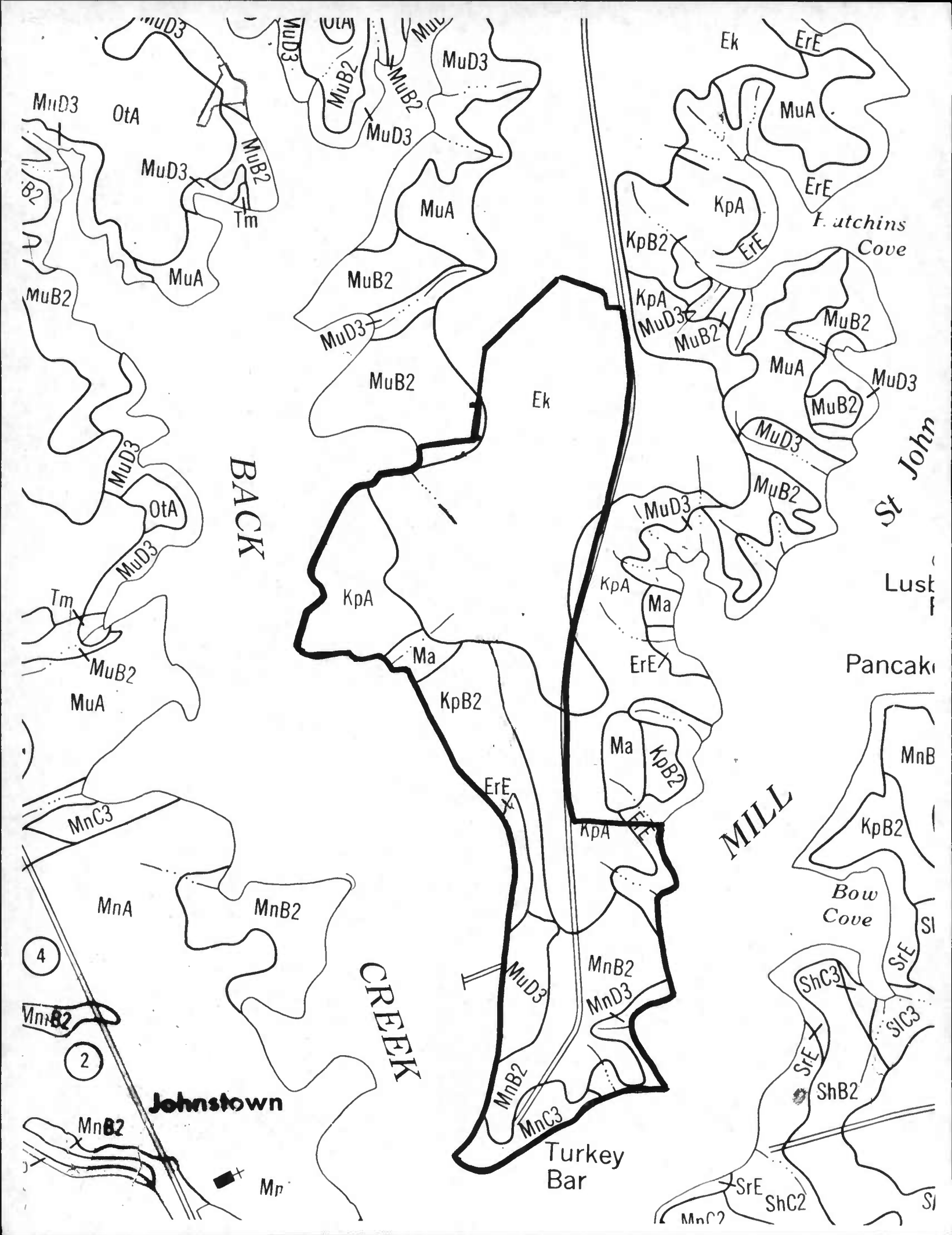
Address: P.O. Box 2209

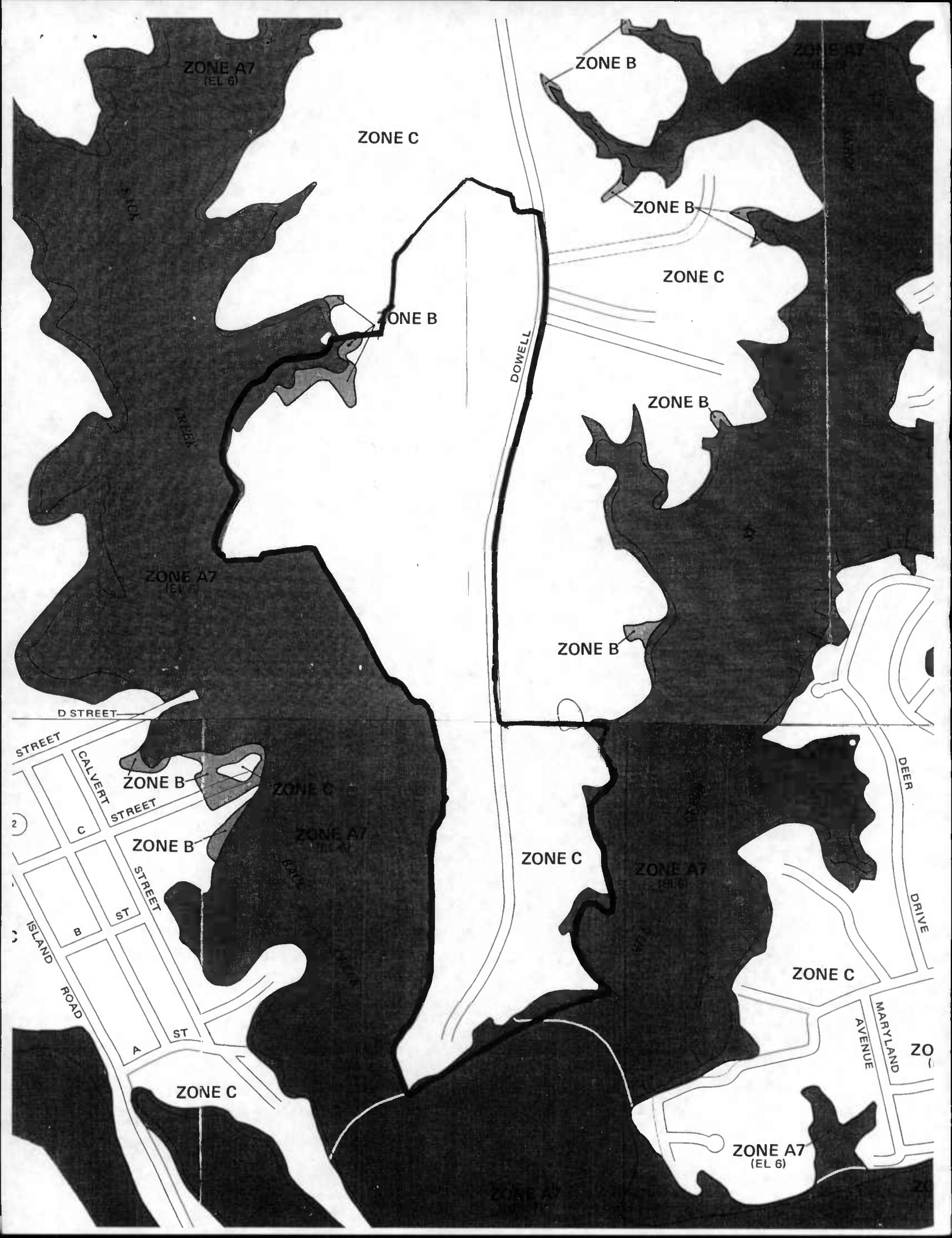
City: PR. FREDERICK State: MD Zip Code: 20678

Phone: 410-535-3101 Fax: 410-535-3103 Email: _____

Agent Notes: _____







COLLINSON, OLIFF & ASSOCIATES, INC.

SURVEYORS • ENGINEERS • LAND PLANNERS

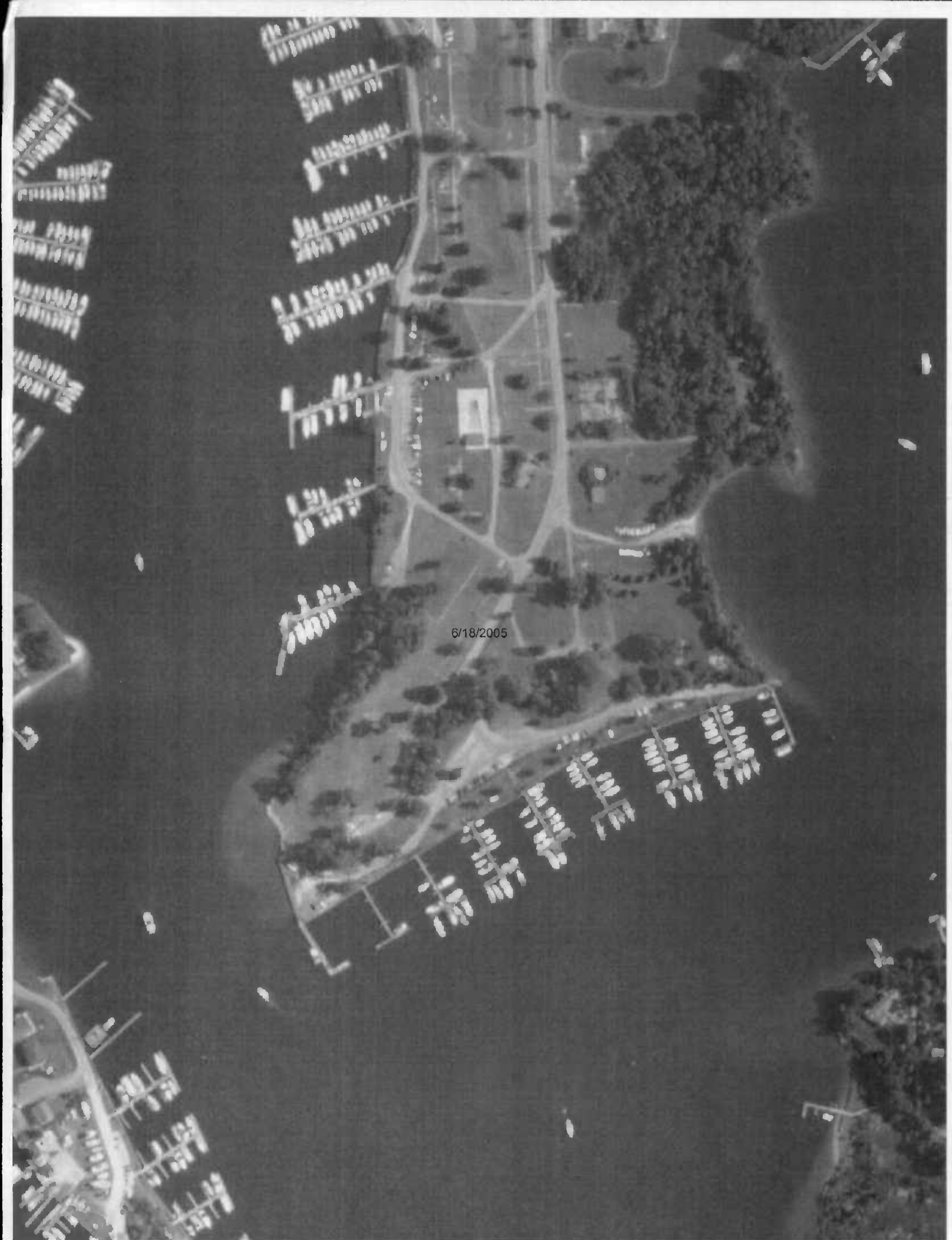
P.O. Box 2209 • Prince Frederick, Maryland 20678
410-535-3101 • 301-855-1599 • FAX 410-535-3103

The Harbours at Solomons
SD 02-08A
Letter of Explanation

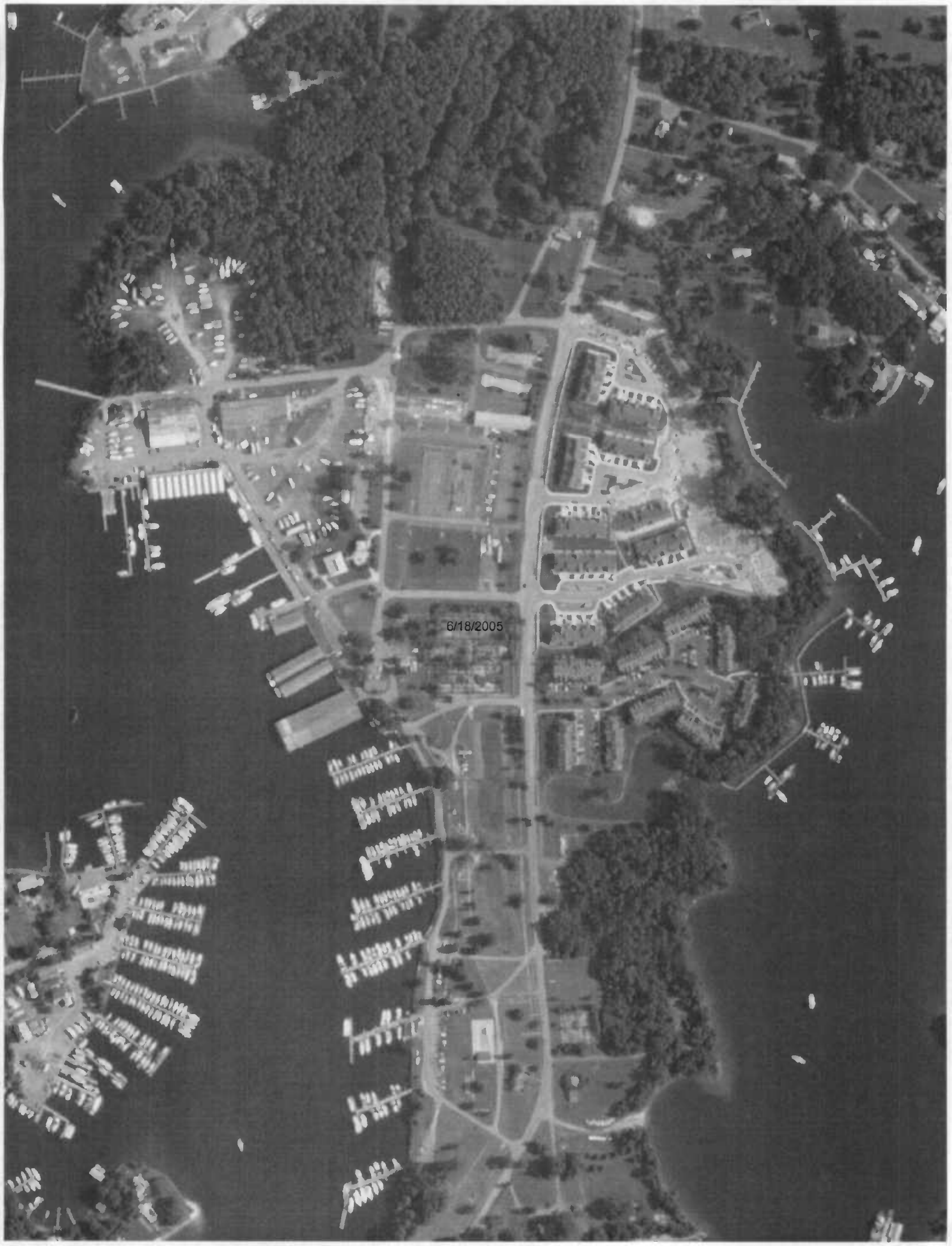
The Harbours at Solomons is a proposed 252 single family detached, age restricted, waterfront community located on the Dowell peninsula on the site of the former Naval Amphibious Training Base. Calvert Marina is currently operated on this site and will continue to operate as a neighbor to this community.

This will be designed as a neo-traditional community with beautiful streetscapes, on street visitor parking, and the use of access easements to allow rear entry garages for the majority of the units.

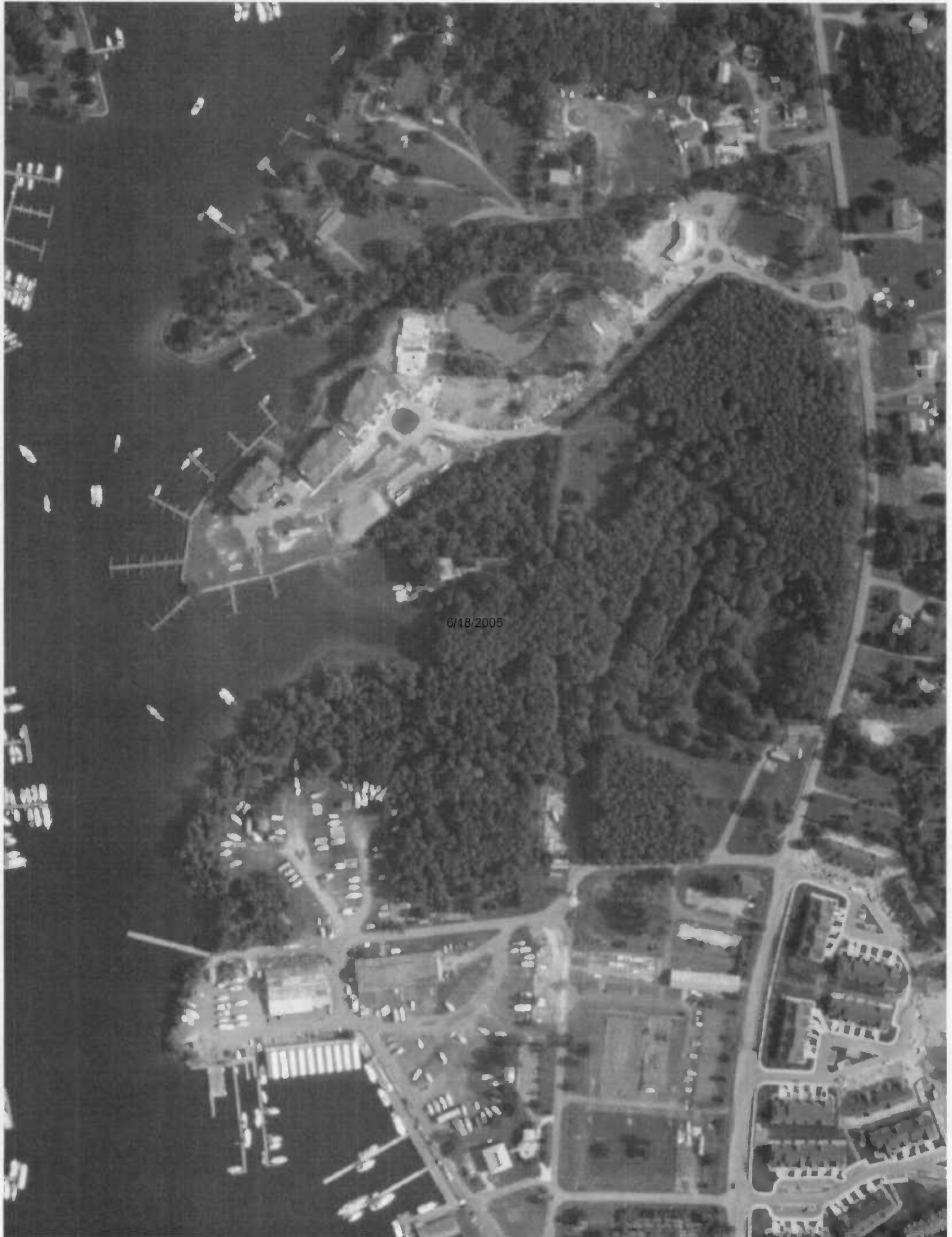
The old Commandant's house will be renovated and enlarged to be utilized as a Community Center. A swimming pool and fitness center will also be added. A walking path is proposed all along the water frontage, and 5 small park areas are proposed throughout the community. We are proposing these amenities in lieu of the standard recreation requirements of playing fields and paved courts to better meet the needs of the age group of the residents. There are also proposed boat slips available for the residents.



6/18/2005



6/18/2005



6/18/2005



Solomons Harbor Project

MSA-S-1829-5657

CRITICAL AREA FORM

Please fill in the appropriate blanks or circle appropriate answer if the property is in the Critical Area (all land within 1,000 feet of the Mean High Water Line of the Chesapeake Bay, its tributaries or the landward boundary of an adjacent wetland is considered to be within the Critical Area).

Your application for development will not be considered complete until the following form has been filled out and submitted to the Department of Planning and Zoning.

OWNER'S NAME: Calvert Marina, LLC TELEPHONE # 410 326-4251

ADDRESS PO Box 157, Solomons, MD 20688

LOCATION OF PROPERTY TO BE DEVELOPED END of Dowell Road

TAX MAP # 44 PARCEL # 294 LOT # _____

1. Tax ID # 01012185
2. Subdivision name Solomon's Harbor
3. Property is designated:
- ☒ a. Intensely Developed (IDA)
 - ☐ b. Limited Development (LDA)
 - ☐ c. Resource Conservation (RCA)

To find out what your property is designated, consult the Critical Area Map in the Department of Planning & Zoning.

4. Type of development being proposed. Circle all that apply.
- a. Residential
 - b. Commercial
 - c. Industrial
 - ☒ d. Redevelopment
 - ☒ e. Mixed
5. Project category
- a. Existing lot
 - ☒ b. Subdivision which creates buildable lots
 - c. Site Plan
 - d. Subdivision which does not create buildable lots

6. Total acreage of property 95.84 Ac
7. Total acreage of property within the Critical Area
- IDA 95.84 LDA _____ RCA _____
8. Total acreage being disturbed within the Critical Area 80.3 Ac

SUBDIVISION

9. Number of lots to be created in the Critical Area 246
10. Number of dwelling units to be created in the Critical Area 243
11. Minimum lot size in the Critical Area 3787 SF
12. Maximum lot size in the Critical Area 12,300 SF
13. Average lot size in the Critical Area 6,405 SF

14. Linear length of waterfront in feet of original parcel 2,685 ft
15. Is this an intrafamily transfer? yes / no
16. If a subdivision, is cluster development being used? yes / no
- If yes, how many acres of open space will be created by the clustering? _____
17. If a subdivision, how many acres of recreation area will be provided? 1.18 Ac

GROWTH ALLOCATION

18. Is use of the growth allocation necessary? yes / no
19. How many acres of growth allocation are you requesting? _____
20. Are all non-water dependent uses more than 300 feet from the water? yes / no
21. Number of acres of growth allocation approved _____ yes / no
(staff use only)

WETLANDS

22. Identify wetlands (tidal and non-tidal rivers, bays, streams, marshlands, swamps, bogs, etc.), hydric soils, and highly erodible soils on plat. ok
23. Is site adjacent to or does it include within its boundary any tidal waters or wetlands or non-tidal streams that are tributaries to tidal waters? yes / no
- If yes, identify wetland buffer on plat according to section 4-4.05,C and 4-4.05,D,6 of the Zoning Ordinance.
24. Is site adjacent to or does it include within its boundary any non-tidal waters or wetlands? yes / no
- If yes, identify wetland buffer on plat according to section 4-4.06,D.
25. Is any disturbance to the buffer proposed? yes / no
- If yes, then either a Buffer Management Permit or a variance may be necessary.

FOREST LAND/BUFFER

26. Is site within a Buffer Exempt area? yes / no
- If yes, what is the shortest distance between mean high water and any existing structure on adjacent lots or parcels? 40'
27. Is the following shown on plat? yes / no
- Identify vegetated areas (marshes, forests) on plat.
- a. How many acres of site are covered by forest? 32.14 Ac
- b. How many acres of forest are proposed for clearing? 26.11 Ac
- c. How many acres of forest will be replanted on site? _____ (LDA and RCA, only). A maximum of 30% of the forest can be removed though replantings and/or Fees-in-Lieu shall be required.
28. Is 15% or greater of the side covered with forest? yes / no
- (LDA and RCA, only) 15% of the site shall be maintained or planted in trees and this fact shall be recorded with the record plat. How many acres will be replanted? _____
29. Does the site have slopes greater than or equal to 15%? yes / no
- (LDA and RCA, only) Slopes greater than or equal to 15% shall be shaded on the plat and development shall be prohibited in these areas (section 4-8.07,A,6).



MD Inventory of
Historic Properties

5/16/02

SOLOMONS ISLAND

- Existing grandfathered devel.
- **150** townhouses; 54 built, 96 in process
- remainder designed as new-trad. - 330 units non-grandf.
 - 90 townhouses
 - 240 SFD
- 35 acres green space
- IDA - 120 acre site
- existing marina will be 1 lot
- old navy base, became marina
- ACOE delineation done & approved
- Co. requires 50' buffer for NTN
- not to be age-restricted
- BEA area bulkheaded, bldgs along waterfront, incl. restaurant
- recreation facility to be on S. end
- Co. BEA regs are under old CAC policy
- minimum 30' setback if not water-dependent
- Co. would allow equal exchange of impervious in BEA
- Kevin to show existing mp, proposed, to be removed, etc.
- infiltration difficult w/ fill & clay soils
- rd. to for fire access @ marina may need variance

MAJOR SUBDIVISION TRANSMITTAL

Department of Planning and Zoning
Calvert County
150 Main Street
Prince Frederick, MD 20678

RECEIVED

Date: Thursday, September 05, 2002

SEP 19 2002

Memo To: Principal Planner - Subdivision
Environmental Reviewer
House Addressing
County Engineer
Traffic Engineer
SHA
Historic District Commission
Water and Sewer
Health Department
Board of Education
SMECO
Verizon

**CHESAPEAKE BAY
CRITICAL AREA COMMISSION**

Also To: **Critical Area Commission**
DNR - Coastal Resources Division
MDE - Tidal Wetlands Division
DNR - Fish, Heritage and Wildlife Administration

Memo From: Olivia Vidotto - Planner I **x-379**

Subject: **SD-02-08**

Project Name: Solomons Harbor
Road Frontage Dowell Rd.
Lots Proposed: 246

Tax Map No: 44 Parcel No: 294 Tax ID No: 01012185

The attached subdivision has been submitted for preliminary plan approval. It is requested that your agency review the attached plan and furnish in writing your comments within the scope of your agency's responsibility by:

Thursday, October 03, 2002

Comments:



Subdivision Application

Calvert County, Maryland

Department of Planning and Zoning

150 Main Street

Prince Frederick, MD 20678

Phone: (410)535-2348 or (301)855-1243 TDD: (410)535-6355

Fax: (410)414-3092 Email: pz@co.cal.md.us

Notice! Separate applications must be filed with the following agencies if applicable to the subdivision. Other agency permits may be necessary:

- Environmental Health for drainfield percolation tests
- State and Federal wetland permits for developments involving wetlands
- State Highway Administration for access permits on state roads

Note: All information must be completed if applicable. Incomplete applications/forms/checklists, plans, etc. will result in the entire submittal package being returned to the engineer.

PROJECT INFORMATION

FOR RUR, R-1, R-2 ZONE:

Project Name: Solomon's Harbor

Planning and Zoning Case No: _____ (Assigned by P & Z at concept plan review)

Type of Subdivision: ☒ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use

Subdivision Type: ☒ Major ☐ Minor (Major subdivisions involve more than 5 lots or a public road)

Utilities: ☒ Public Sewer ☐ Septic System ☒ Public Water ☐ Well

Maximum # of Conventional Lots: _____ ÷ 2 (50% reduction) = _____ new base density

Transfer Zone Lots (if permitted): _____

Total Lots Proposed: 244

Town Center - (see Town Center Chart) Maximum Density of 95 = 1 units per acre

Proposed Density 244 = 2.6 units per acre Number of TDR's required: 275

Mandatory clustering per section 5-1.03 _____ yes X no Clustered subdivision _____ yes X no

Average Lot Size: _____

Total Acreage in Lots: 35.22

Total Acreage in Open Space: 7.75

Total Acreage in Right-of-Ways: 17.83

Total Acreage in Private Lanes: 1.73

Total Acreage in Recreation Area: 5.34

(Only required for subdivisions over 50 lots or per town center requirements)

Total Acreage in Residue (if any): 27.97

Total Acreage: 95.84 (items 2-7 should equal this amount)

Multi-Family Subdivision Information (if applicable):

If subdivision involves multi-family units provide the number of units and the density. To obtain the density divide the total number units by the acreage involved with each unit type):

Townhouses: _____ (Density _____ units per acre)

Apartments: _____ (Density _____ units per acre)

Duplexes: _____ (Density _____ units per acre)

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CHESAPEAKE BAY
CRITICAL AREA COMMISSION

PROPERTY INFORMATION

P & Z CASE NO: _____

Location (Postal Area / City): Solomons

Primary Zoning District: Solomons Town Center Overlay Zoning (Subdistrict: E1 & E3)

Road Frontage(s): Dowell Road

Road Type: ☐ SHA ☒ County ☐ Private Election District: 01 Community Planning District: 17

Is Subdivision within Critical Area?: ☒ Yes ☐ No

If so, which district? ☒ IDA ☐ LDA ☐ LDA3 ☐ RCA Acreage in Critical Area: 95.84

Parcel Information (parcels included in the subdivision):

Tap Map No	Parcel No.	Tax ID No.	Lot (if any)	Block (if any)	Section (if any)
<u>44</u>	<u>294</u>	<u>01012185</u>			

Current or Past Applications (if any):

Application	Case #	Resolution #	Action Date
Rezoning			
Board of Appeals			
Subdivision			
Transfer Zone			
Agricultural Preservation District			
Historic District			
Historic Sites Survey			
Previous Site Plan Review			
Other			
Other			

Family Conveyance – Check any & all boxes if applicable:

- ☐ For access & R/W *
 - ☐ For lots created that would require purchase of TDR's (only 3 allowed per parcel – first 3 lots created after 11/2/99) *
 - ☐ Intra-family for forest conservation requirements (Declaration of Intent required with final plat)
 - ☐ Intra-family transfer for critical area requirements *
- *Requires Family Conveyance Affidavit with final plat)

OWNER AUTHORIZATION

P&Z CASE NO: _____

I/We the undersigned and the owners of the property described above do hereby submit this application for subdivision and authorize the agent(s) listed below to act on my/our behalf. (If there are more than two owners, please attach a supplemental signature form.)

Signature: [Signature] Date: 8-8-02
 Owner's corporation (if any): CAVART MARINA LLC
 Print or type First Name: MITCHELL MI: _____ Last Name: CAMBRILL
 Signature: _____ Date: _____
 Print or type First Name: _____ MI: _____ Last Name: _____
 Address: Dowell Road, P.O. Box 157 Phone: 410 326 4251
 City: Solomons State: MD Zip Code: 20688-0157

APPLICANT INFORMATION & AUTHORIZATION (If different than owner)

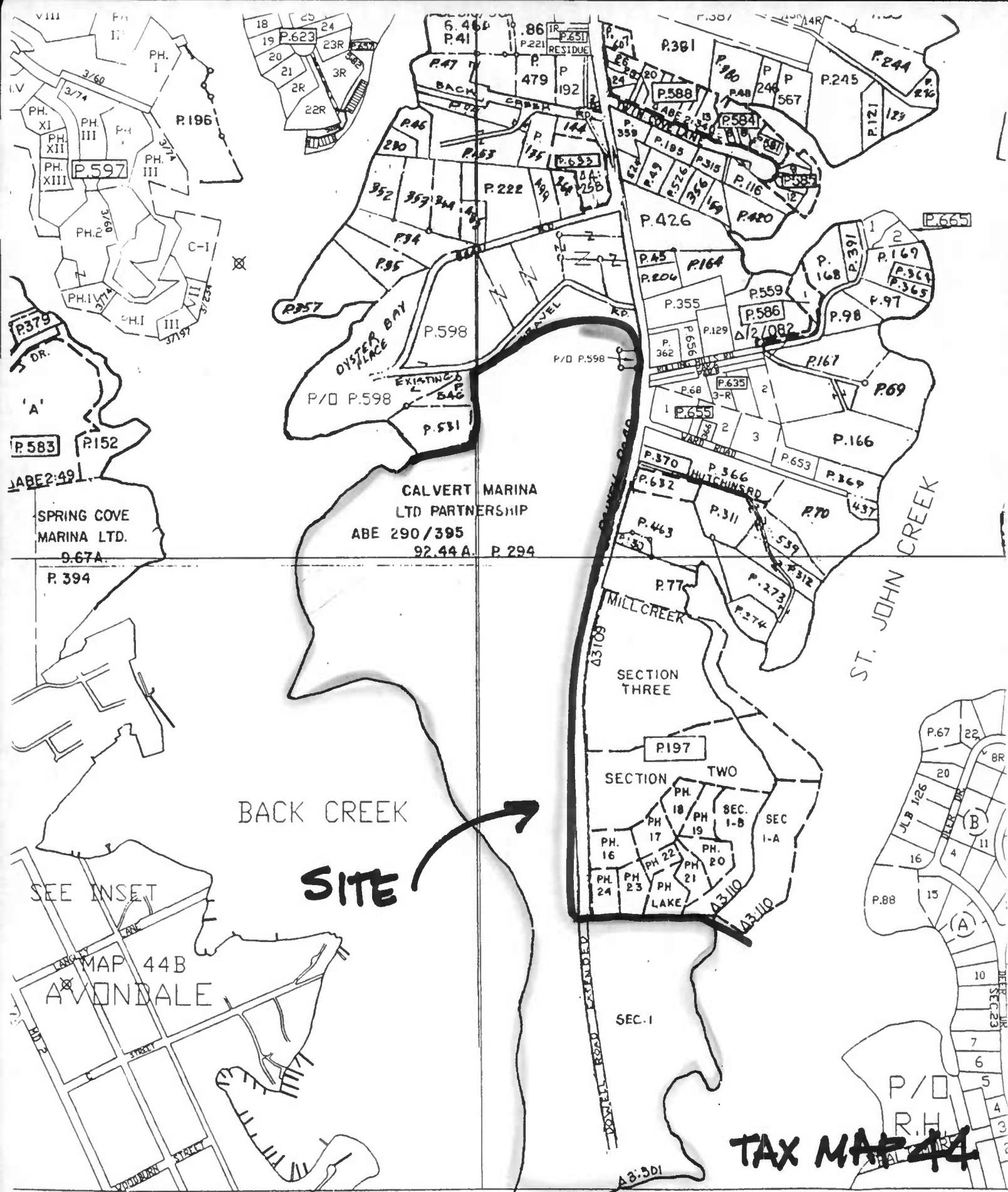
I/We the undersigned do hereby submit this application for subdivision and authorize the agent listed below to act on my/our behalf. (If there are more than two applicants, please attach a supplemental signature form.)

Signature: _____ Date: _____
 Applicant's corporation (if any): U.S. Homes Corp
 Print or type First Name: _____ Last Name: _____
 Signature: _____ Date: _____
 Print or type First Name: _____ Last Name: _____
 Address: 10230 New Hampshire Ave, Suite 300 Phone: 301 431 2400
 City: Silver Springs State: MD Zip Code: 20903

AGENT CERTIFICATION

I certify that the information, attachments and plans submitted herewith are true and correct to the best of my knowledge and ability. I file this application and will act on behalf of the owner(s) and applicant(s) listed above.

Signature: [Signature] Date: 8-8-02
 Print or type First Name: Patrick Last Name: MUDD
 Agent's corporation (if any): DayTech ENGINEERING, LLC
 Address: 44425 Pecan Court, Suite 153
 City: California State: MD Zip Code: 20619
 Phone: 301 863 0333 Fax: 301 863 7460 Email: pat@daytechengineering.com
 Agent Notes: _____



COMPILED BY:
AND DEPARTMENT OF PLANNING
PROPERTY MAPPING SECTION

Shown on this map has been compiled from deed
id plats and is not an actual survey. It should not be
descriptions. Users noting errors are urged to notify
Department of Planning, Property Mapping Section,
1 W. Preston St., Baltimore, MD 21201-2305.

PROPERTY LINE
SUBDIVISION BOUNDARY
TOWN BOUNDARY
PRIVATE ROAD
STREAM LINE

CONTINUING OWNERSHIP -

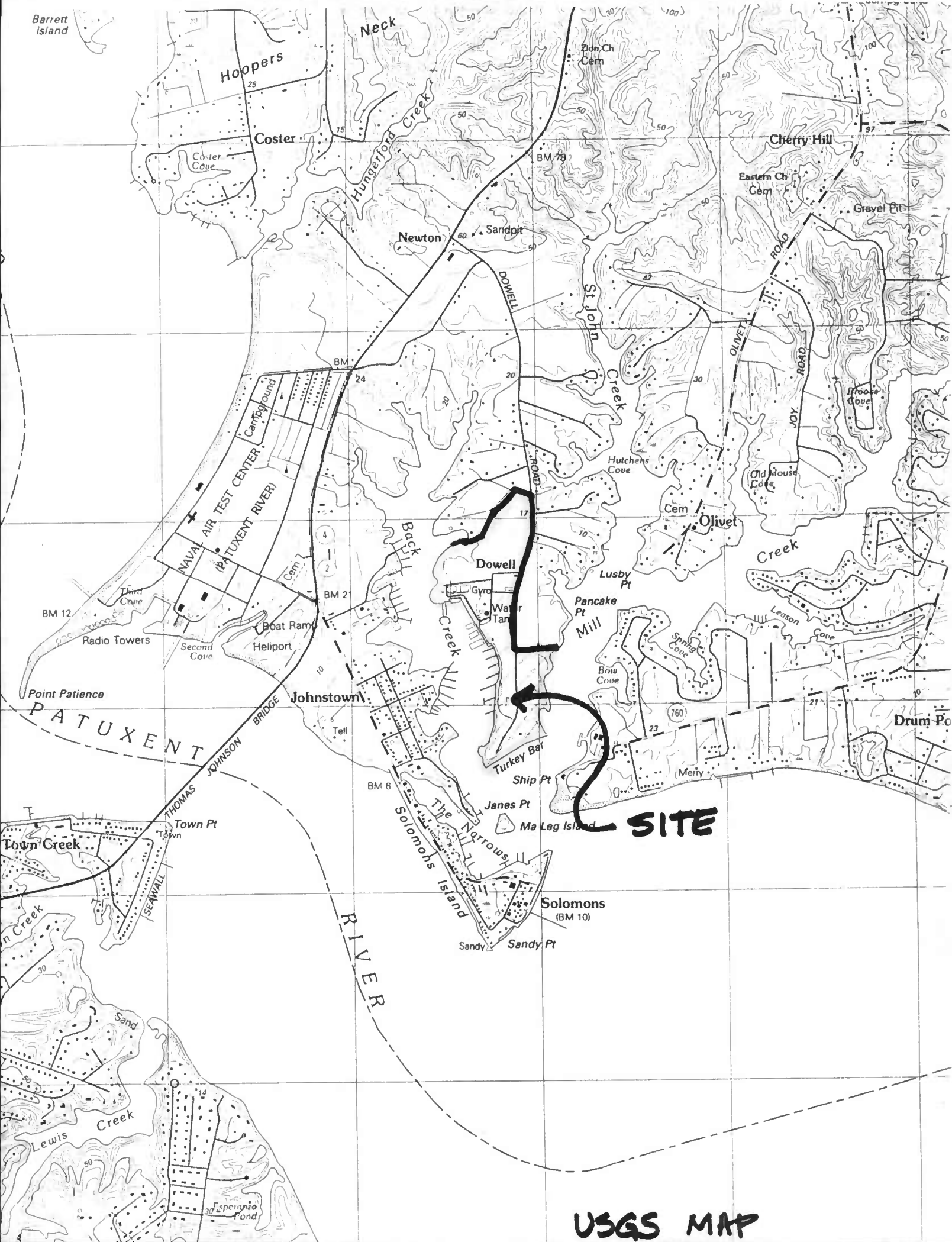
PARCEL NUMBERING - P.### (ASSIGNED TO IDENTIFY OWNERSHIP. MUST BE PRECEDED BY
A MAP NUMBER.)

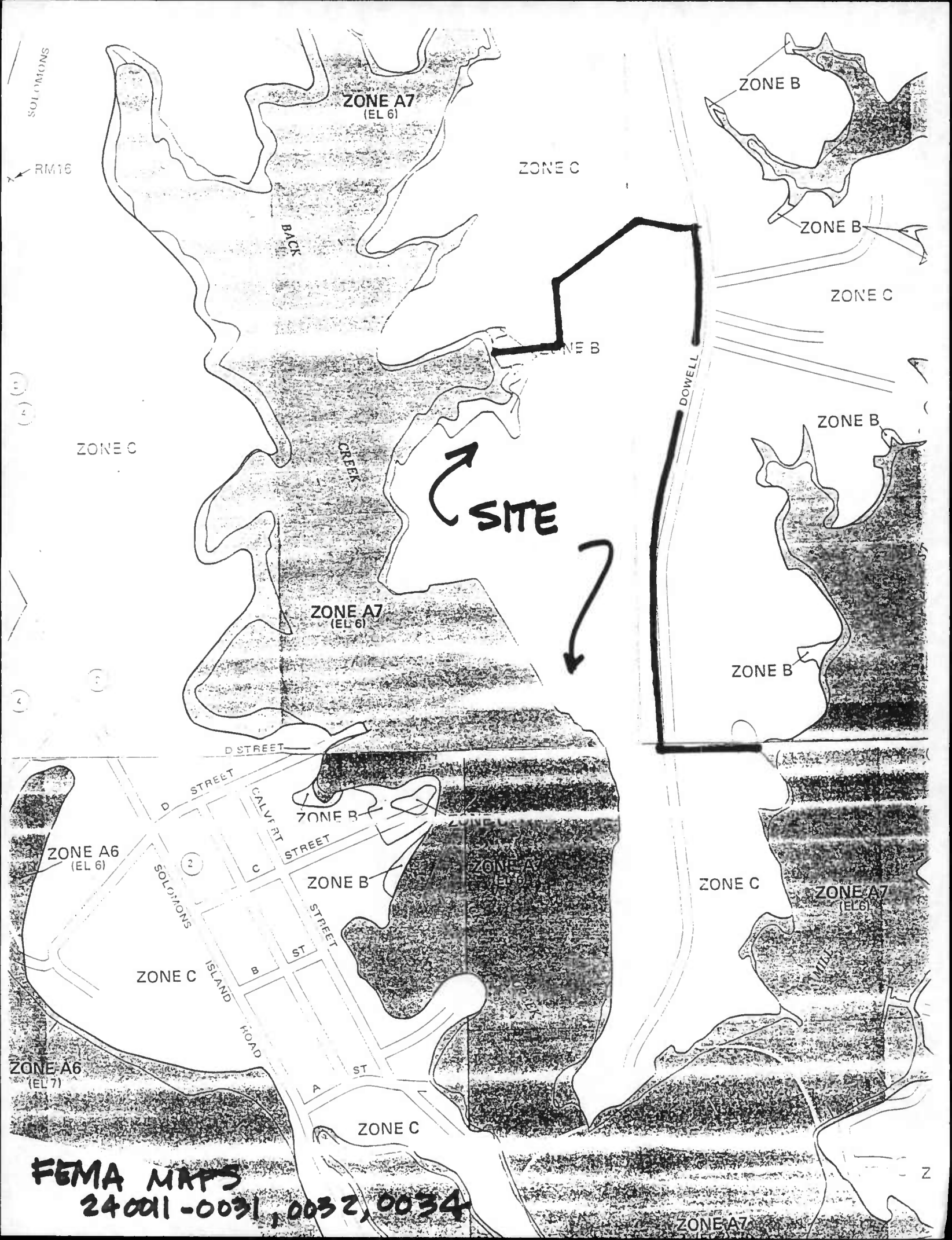
SCALE 1"=600' (RF 1:7200)

MDP
Maryland
Department of Planning



SOILS MAP

Barrett
Island



FEMA MAPS
24001-0031, 0032, 0034

SUBDIVISION LETTER OF EXPLANATION

Planning and Zoning Case No: _____

1. Reduction / waiver request for any of the following (please list with an explanation and justification); wetlands report, wetland buffer, swm and front roadway buffer.

SWM: Request use of water Quality inlets along Creek View Drive

2. Focal Point Clubhouse, Marina

3. Recreation Requirements 3 playing fields, 2 mini parks, 2 paved areas
48,600 sf total

Recreation Proposed 3 playing fields, 2 mini parks, 2 paved areas
51,834 sf total

4. Fencing Requirement (list all adjacent parcels by tax map and parcel number that are in an agricultural program or assessed as an agricultural use N/A

5. List all structures, barns, houses, etc. that exist, note if any 50 years or older and specify retention or removal Many structures on site date
to the 1940's

6. Comments/explanation for anything not listed above that needs to be brought to any review agencies attention: _____

Location of firehydrants have been coordinated with Public Safety



**CALVERT COUNTY
DEPARTMENT OF PLANNING & ZONING**

150 Main Street
Prince Frederick, Maryland 20678
Phone: (410) 535-2348 • (301) 855-1243

Director
Gregory A. Bowen

Board of Commissioners
Gerald W. Clark
David F. Hale
Linda L. Kelley
Wilson H. Parran
Susan Shaw

May 26, 2006

Critical Area Commission
Attn: Ms. Kerrie Gallo
1804 West Street, Suite 100
Annapolis, MD 21401

Subject: Harbours at Solomons

Dear Kerrie,

Enclosed is the Staff Report for Harbours at Solomons that you requested from Olivia on 18 May 2006.

If you need additional information, please do not hesitate contacting us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Becky", written in dark ink.

Becky Parkinson
Office Assistant II

enc

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CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

Mailing Address: 175 Main Street, Prince Frederick, Maryland 20678

Maryland Relay for Impaired Hearing or Speech 1-800-735-2258



WM. P. Gerald, Jr. "Bill"

8120 Woodmont Avenue, Suite 300
Bethesda, Maryland 20814

(301) 913-0404

Fax: (301) 913-5482

www.classiccommunitycorp.com
wgerald@classiccommunitycorp.com

TEL.: 410-228-7117

e-mail: kbe@amainc.org

FAX: 410-228-2735



CONSULTING ENGINEERS AND SURVEYORS

Andrews, Miller & Associates, Inc.

KENNETH B. EATON

Sr. Project Manager

401 Academy Street, Suite 1
Cambridge, MD 21613

Item 8c

MAY 30 006

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

Planning Commission Presentation 05-17-06

SD 02-08A, Harbours at Solomons

The site is located at the end of Dowell Road in Dowell. Oyster Bay Condominiums is located to the north of the site. Windward Harbour Condominiums and Mill Creek Condominiums, both of which were derived from the original parent tract, are located on the east side of Dowell Road across from the property. The site now consists of a 97.743± acre residue parcel (Parcel 294). The parcel is located within the Sub-districts, E-1 and E-3 of the Solomons Town Center. The site is also located within the Critical Area's Intense Development Area (IDA). The application was accepted as adequate for distribution on February 14, 2006 and is therefore, subject to the Zoning Ordinances in effect prior to the May 1, 2006 amendments.

The property is located on a peninsula that is surrounded by Back Creek and Mill Creek. The site is currently developed with numerous structures including approximately 337 commercial piers. Some of the existing buildings support marina related businesses including the Southern Maryland Sailing Association, Washburn's Boatyard, and Custom Marine Fabrications. There is also full service restaurant and carryout located on-site as well as the Dowell Post Office. The property also contains a number of buildings/structures that were constructed as part of the U.S. Navy Amphibious Training Base (ATB), which operated from 1942 - 1945 (see HDC comments attached). Some of these structures have been listed on the Maryland Inventory of Historic Properties under CT-800. The applicant is proposing adaptive reuse of one of the structures, the Senior Officer's Quarters, which will be renovated and incorporated into a proposed community center. The HDC applauds this decision and suggests that the applicant consider the benefits of designating the Officer's Quarters as a Historic District. In addition, there are other structures identified by the HDC that are worthy of preservation. Accordingly, the HDC requests that if these buildings cannot be integrated into the project, that they be offered for relocation.

Within the Town Center, non-tidal wetlands are not required to be deducted prior to calculating density. The subdivision application is for 252 single-family detached lots on 69.491± acres, leaving a 28.252 acres residue. The residue will continue to support most of the existing commercial businesses located on the site. Consequently, the residential density can only be calculated on the 69.491 acres. Within the Solomons Town Center, the residential density may be increased to no more than seven units per acre via Transfer Zone. There is no density limit applied within the Critical Area, IDA. With 252 lots, the proposed density equates to 3.63 units per acre. The maximum conventional density in the Solomons Town Center is one unit per acre. The density may be increased to no more than seven units per acre via Transfer Zone and the use of five Transfer Development Rights (TDR's) for each of the 183 units above the conventional density (69 units), for a total of 915 TDR's. The applicant however, is choosing to designate the development as an "age-restricted" community; therefore, no TDR's shall be required.

The Solomons Zoning Ordinance does not set specific requirements for open space and recreation. Consequently, these requirements are taken from Article 7-1.06.S.3 of the Calverton County Zoning Ordinance. Per the Ordinance, 650 sq. ft. of neighborhood recreation must be

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provided per unit of which 200 sq. ft. (of 1.157 acres) must be developed with specific recreational facilities. With 252 units, 163,800 sq. ft. (or 3.78 acres) of land suitable for neighborhood recreation must be provided with 50,400 sq. ft. (or 1.16 acres) developed with active recreational facilities. Based upon the criteria set forth in the Ordinance, three open play fields (or village greens) and 5,292 sq. ft. of paved area facilities (i.e. shuffle board, hand ball, or other formal net games, etc.) must be provided. The applicant is proposing to substitute the standard recreational facilities for ones that better suit the needs of residents 55 years or older. Four mini-parks totaling 45,149 sq. ft. (or 1.036 acres) have been provided throughout the community. In addition, a 7.988 acre parcel will be provided near the southern tip of the property for a large community recreational center. The Senior Officer's Quarters will be renovated and enlarged for use as a community center. There is an existing swimming pool on-site that is currently used by the Southern Maryland Sailing Association and the residents of Windward Harbour. This pool will be relocated adjacent to the community center. A fitness center will also be incorporated into the community center. Originally, it appears that a portion of the recreation area and improvements required for Mill Creek Condo development was located on the subject property. To resolve this conflict, the owner/applicant has conveyed a 1.0± acre recreation area parcel (located on the south side of the lake) to the Mill Creek Council of Unit Owners. In addition, the applicant has extended an offer to the both Windward Harbor and Mill Creek homeowners associations to participate in the use of the community center and pool complex. The mini-parks and the 7.988 acre community center parcel will be conveyed to a Homeowner's Association.

As proposed, the subdivision layout does not provide the residents with any common area water frontage. The site's waterfront has been included within the residue parcel to be retained by the current landowner for possible future marina related development. The landowner has agreed to the provision of a pervious surfaced pathway to be constructed along the length of the waterfront that may be used by the residents. This pathway will run from the commercial marina on Back Creek to the Community Center and to Mainsail Way adjacent to Mill Creek. Portions of this pathway will be placed primarily within the Critical Area buffer. Sidewalks will also be provided along both sides of the public streets. Furthermore, the sidewalks will be widened to 8' along the west side of Dowell Road and the interior loop road, to serve as a bike lane.

Vehicular access to approximately 194 of the lots will be via 20' wide alleyways. These alleyways will range in length from 150' linear feet (serving 3 lots) to approximately 635' (serving 22 lots). The Calvert County Zoning Ordinance defines an alley as, "A public or private right-of-way that connects two or more streets and is intended to provide access to the rear or side of a building or lot. It is intended for local traffic only." Otherwise, neither the Solomons Zoning Ordinance nor the Calvert County Zoning Ordinance addresses the use alleyways within residential subdivisions. All lots with access to an alleyway will have rear-loaded garages. It should be noted that the alleyways have not been designed as separate right-of-ways parcels but instead, will be located over the common rear lot lines and situated within the rear setbacks of the lots. The alleyways will be managed and maintained by a Homeowners Association. The remainder of the lots (58) will have access from a public right-of-way with front load garages. Two of the public right-of-ways (Gerald Way and Mainsail Way) have been reduced to 30' in width, which is permitted under Article 7-1.06.D.8 of the Calvert County Zoning Ordinance. The reduction has also been, approved by the Dept. of Public Works with the condition that the streets be restricted to "one-way" movement.


Two exterior parking places must be provided on each lot and 15% overflow parking must also be provided within an easy walking distance of the majority of the units. The required overflow parking will be met primarily with parallel parking incorporated into the public right-of-way. In addition to the residential parking requirements, the applicant was required to document that there was adequate parking to serve the existing facilities, including 437 commercial boat slips (at a rate on one parking space per two slips, plus 15% overflow parking), two restaurants (at a rate of one parking space per 50 sq. ft. of floor area) and the proposed community center. A parking plan was submitted which indicated that based upon the requirements, 936 spaces will be required and 1,204 parking spaces will be provided. However, it should be noted that a portion of the parking spaces required for the commercial slips are located on the residue, adjacent to the commercial buildings that support the marina related businesses. Parking counts were not provided for these building/businesses so, the parking plan may have to be revised as part of the required Improvement Plan and additional parking spaces provided on the residue to accommodate these buildings/businesses.

There are two waterfront parcels (Parcels 531 and 548, currently under one ownership) located north of the commercial portion of the residue, which have limited access via an easement through the Oyster Bay Condo development. The contract purchaser of the parcels has requested additional access be provided through this subdivision proposal. The applicants have provided a 50' wide future right-of-way to the parcels. The use of this right-of-way, however, will have to be negotiated by the owner of the adjacent parcels.

Comments from the Utilities Bureau indicate that the subdivision is located within the existing boundaries of the Solomons Sanitary District Service Area and will be served by an existing water and sewer system. The project is in conformance with the current Calvert County Comprehensive Water and Sewer Plans for Water Planning Category W-1 and Sewerage Planning Category S-1 (Existing and/or Under Construction). Furthermore, the Solomons Sanitary District water supply and sewerage systems have adequate capacity to serve this proposed project, taking into account all existing and all approved proposed developments within in this service area. Upgrades and extensions of the systems including the addition of at least two pumping stations may be required. Construction plans for the extensions/upgrades of the water and sewer systems to serve this site must be approved prior to final plat approval.

As part of the subdivision approval, road improvements in the area of Dowell Road and MD Rt. 275 are anticipated through the State Highway Administration (SHA). The applicants have met with SHA to development a mitigation plan but SHA has not completed their traffic analysis. As with the water and sewer plans, staff is recommending that the road mitigation plan be approved prior to final plat approval.

With regard to the environmental aspects of the plan, the Critical Area Commission (CAC) has questioned whether subdivisions within the Buffer Exempt Area of the IDA is permissible under the County's Zoning Ordinances. It is their position that the 100' buffer should be maintained until such time that criteria for subdivisions within these areas have been approved by the CAC and adopted by the County. There is no wording within the applicable Zoning Ordinances that prohibits subdivision within the IDA buffer exempt area. Consequently, it is staff's position that although there is no specific criteria, there is an acknowledged 30' buffer required within the



Buffer Exempt Area as set forth in the Solomons Master Plan and Zoning Ordinance to which the application must adhere.

The following agencies have submitted comments:

Engineering memo dated:	05-02-06
Transportation memo dated:	03-03-06 & 05-01-06
Environmental memo dated:	05-03-06, 05-08-06 & 05-11-06
Critical Area Com. memo dated:	03-21-06
MD Dept. Natural Res. memos dated:	03-16-06
MD Dept. of Environment memo dated:	003-16-06
SHA memo dated:	05-04-06
Historic District Com. memos dated:	04-28-06 & 05-05-06
Water and Sewer memo dated:	05-08-06
Army Corp of Engineers (JD):	08-22-01

The Department of Planning and Zoning has reviewed the proposed subdivision, SD02-08A, The Harbour at Solomons, 252 single-family detached lots and the review agency comments and recommends preliminary approval, subject to the following conditions:

Section I - Subdivision Layout and Design

1. Site development shall comply with all of the policies and requirements of the Solomon's Town Center Master Plan and Zoning Ordinance, and the Calvert County Zoning Ordinance in effect prior to the May 1, 2006 amendments.
- 2. The application shall be subject to meeting all of the requirements of the Critical Areas, IDA zone. This shall be noted on all subsequent plans and permits.
3. Per Article 5-2.02.C.3.c of the Calvert County Zoning Ordinance, each lot shall have a 25' minimum of frontage along a public right-of-way, except for two adjacent flag lots where the frontage for each lot may be reduced to 12.5' with the provision of a shared driveway and required easements.
4. Per Article 7 of the Calvert County Zoning Ordinance, the Planning Commission may

require sidewalks. The Solomons Master Plan also specifies the provision of sidewalks in developments containing over 10 lots, in order to maintain and enhance the sense of community. The Master Plan also specifies, "sidewalks are deemed necessary and all pedestrian circulation and automobile traffic should be separated and clearly defined". Therefore, staff recommends that sidewalks (min. 5' in width) be provided on both sides of all public rights of ways. Furthermore, the sidewalk shall be a minimum 8' in width along the west side of Dowell Road and along the primarily internal loop road to serve as a bike lane. Easements shall be provided on the final plats for the installation and maintenance of the sidewalks that are located outside the public rights-of-way. A note shall be added to the final plat indicating that the sidewalks shall be constructed by the developer and maintained by the individual property owner or the homeowner's association. A deed for the easement shall be submitted with the recording package.

5. Per the Solomons Master Plan and Zoning Ordinance (V-9) a bike path is required along the western side of Dowell Road. A minimum 8' wide bike path/lane shall be provided along Dowell Road and the primarily internal loop road (Creek View Dr., Riverwatch Dr. south of Dowell Rd. and Adm. Hewitt Drive, between Creek View Dr. and Riverwatch Dr.). The design of the bike path shall be included in both the road construction plans and Improvement Plans.
6. The Solomons Zoning Ordinance does not set specific requirements for open space and recreation. Consequently, these requirements are taken from Article 7-1.06.S.3 of the Calvert County Zoning Ordinance. A minimum 650 sq. ft. of neighborhood recreation must be provided per unit, of which 200 sq. ft. must be developed with specific recreational facilities. With 252 units, 163,800 sq. ft. (or 3.78 acres) of land suitable for neighborhood recreation must be provided with 50,400 sq. ft. (or 1.16 acres) developed with active recreational facilities.

The minimum recreational facilities to be provided are as follows:

Playing Fields/Village Greens:

150 sq. ft. per unit; min. size per field: 10,000 sq. ft., Dimensions: 100' X 100'.

$252 \text{ (units)} \times 150 = 37,800 \text{ sq. ft.} = 3.78 \text{ fields}$, which equates to 3 fields with 7,800 sq. ft. remaining to be applied to satisfy other rec. facilities.

Paved Area:

21 sq. ft. per unit

Dimensions: Min. $\frac{1}{2}$ court: 50' X 42' (2,100 sq. ft) or whole court: 50' X 84 (4,200 sq. ft.) (i. e. basketball, shuffleboard, handball, or other formal net games, etc.)

$252 \text{ (units)} \times 21 = 5,292 \text{ sq. ft.} = \text{two } \frac{1}{2} \text{ courts or one full court}$, with 1,092 sq. ft. remaining for other rec. facilities.

The Planning Commission may approve variations in size and dimensions of the required recreational facilities.

Other Recreation:

Facilities from remaining acreage (i.e. fishing piers, fitness trails outdoor theaters, etc.)
7,800 sq. ft. (open play) + 1,092 sq. ft. (paved area) = 8,892 sq. ft. of additional rec. area required

Proposed:

Playing Fields/Village Greens:

Four mini-parks (two under the 10,000 sq. ft. minimum) totaling 45,149 sq. ft. (or 1.036 acres), to be located throughout the community. In addition, a 7.988 acre parcel will be provided near to the southern tip of the property for a community recreational center.

Paved Area:

To be determined with Improvement Plan.

Other Recreation: (7,800 sq. ft.).

Community Center with pool and fitness center (on the 7.988 acre parcel). The Senior Officer's Quarters will be renovated and enlarged for use as the Community Center. Actual size (sq. ft.) of community center and pool complex not yet determined. Provision of a pathway along the waterfront from the restaurant on Back Creek to the Mainsail Way on Mill Creek.

Staff has reviewed the proposed neighborhood recreation. With the exception of meeting the paved areas requirement, this proposal appears to be consistent with the intent of the Ordinance. The amount of land provided for recreation far exceeds the required acreage. With regard to the proposed recreational facilities, staff recommends that the remaining recreational facilities requirements be worked out as part of the required Improvement Plan to ensure that the facilities are appropriate for the age group of the residents. Staff also recommends that in accordance with the Environmental recommendations for planting within the pervious areas of the site, that the neighborhood recreation areas, including the 7.8 community center parcel, be landscaped as part of the Improvement Plan.

7. Per Article 7-1.06.D.6 of the Calvert County Zoning Ordinance, if a portion of a tract or an adjacent parcel is not subdivided, suitable access to street openings for eventual extension of the streets shall be provided.

There are two waterfront parcels, Parcels 531 and 548 (currently under one ownership) situated between the commercial residue and Oyster Bay Condominiums that have limited access via an easement through the Oyster Bay development. In accordance with the above provision, the contract purchaser of the parcels has requested additional access be provided through this subdivision proposal. The applicant has set aside a 50' wide future right-of-way, between Lots 18 and 19 (off of Creek View Drive) for access to the parcels. The 50' wide future right-of-way to Parcels 531 and 548 shall be shown and noted on the final plat.

8. The alleyways, as shown on the preliminary plan, shall maintain a minimum width of 20' (10' on each side of the common property line of the residential lots). The alleyways shall be constructed by the developer to standards set forth by DPW. The alleyways shall be managed and maintained by a Homeowners Association. Access easements for the alleyways shall be shown and noted on the final plats. A deed of easement shall be provided for recordation with the final plats.
9. Article 7-1.06.D.8 of the Calvert County Zoning Ordinance, two of the public rights-of-ways (Gerald Way and Mainsail Way) may be reduced to 30' in width provided that the streets be restricted to "one-way" movement and indicated as such on the final plats.

Section II- Minimum Requirements and Standards

Planning and Zoning – Subdivision Regulations and Zoning Ordinance

1. Provide signed certificates by the Health Officer, surveyor and owner on the final plat.
2. The subdivision application is for 252 single-family detached lots on approximately 69.491 acres, leaving a 28.252 acres residue. The residue will continue to support most of the existing commercial businesses located on the site. Consequently, the residential density can only be calculated on the 69.491 acres*. Within the Solomons Town Center, the residential density may be increased to no more than seven units per acre via Transfer Zone. There is no density limit applied within the IDA. With 252 lots, the proposed density equates to 3.63 units per acres. Five Transfer Development Rights (TDR's) are required for each of the 183 units above the new base density of 69 units, for a total of 915 TDR's.

** In reviewing the site plan files for Mill Creek Condominiums and The Harbour at Solomons (SPR 97-24 and SPR 02-36), it appears that ½ of the right-of-way for Dowell Road fronting these developments (a 1.069 acre widening strip) was included in the density calculations for the condo units. This portion of the right-of-way has also been included on the subject preliminary plan (for dedication purposes) and appears to have counted in the overall acreage. In addition, staff would like verification that the 1.0± acre recreation area parcel that was conveyed to Windward Harbor was not included in the overall acreage. Staff recommends that any areas within the residential portion of the site that are required to satisfy the parking requirements for the commercial marina of existing businesses be subtracted from the residential acreage and that the applicant's engineer provide revised acreage and density figures prior to final plat submittal. Staff considers these adjustments to the plan minor in nature, as they are not expected to result in changes to the layout of number of lots proposed herein.*

3. Within the Solomon's Town Center, the density may be increased up to no more than seven units per acre with the use of five Transfer Development Rights (TDR's) for each lot above the permitted conventional density of 69 units.

The applicant has chosen to designate the development as an "age-restricted"

community. Per Section VII.D.2.b of the Solomons Zoning Ordinance, "The use of Transfer Development Rights (TDR's) shall not be required for elderly (age-restricted) housing developments limited to individuals fifty-five (55) years of age or older. As part of the final plat approval, however, a declaration of covenants shall be submitted for recordation among the land records of Calvert County. The covenants shall be referenced on the final plats and all subsequent development plans. The Declaration of Covenants shall specify to the property owners and residents of the subdivision, the restrictions for elderly housing and the requirements that shall apply, if the project is converted to general housing in the future.

4. The final plat shall include the required setbacks as set forth in accordance with the Chapter VII.D.2.c-e (and Table 2) of the Solomons Zoning Ordinance. The Ordinance permits developments in the E-1 and E-3 Sub-districts to reduce the minimum lot width below 75' (no further minimum is cited) provided that certain parking requirements are met. The height of all structures shall adhere to Chapter VII.D.4 of the Solomons Zoning Ordinance. The height restrictions shall be noted on the final plat.

The applicants are proposing to reduce minimum lot widths within the subdivision below the 75' and therefore, must meet the parking criteria set forth by the provision; specifically, two off street parking places shall be provided for each dwelling per unit and 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking. Such parking can either be provided as on-street parking or as separate parking areas within easy walking distance of the majority of dwelling units within the development. These conditions shall be addressed as part of Condition 5, Section II (below).

5. Parking for this development shall comply with the requirements of Chapter VII.D.2.D.6 and D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. This shall include all proposed development and the existing development to remain on the site (including the residue parcel). The parking counts and parking plan shall be revised as necessary prior to final plat submittal. The required parking for the proposed and existing facilities shall be shown and noted on the final plats.
6. Per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, the age-restricted subdivisions are exempt from meeting the requirements Adequate Public Facilities Ordinance (APFO) for school adequacy (capacity). The subdivision must still meet the APFO requirements for roads prior to final plat approval. A note to this effect shall be included on the final plat.
7. As the proposal is for a single family-detached subdivision there is no separate Site Plan approval required. However, per Article 7-1.09 of the Calvert County Zoning Ordinance, the applicant shall submit an Improvement Plan and bond estimate to address any required site amenities including, but not necessarily limited to, the sidewalks, bike paths, pathways, street trees, street lighting, recreational facilities (including the community center), as well as all required landscaping. The Improvement Plan and bond estimate shall be submitted to the Dept. of Planning and Zoning for review and approval prior to

final plat approval. Bonding for the required amenities shall be posted with the Public Works Agreement. A note referencing the Improvement Plan and bonding shall be included on the final plat.

8. The developer shall be responsible for construction of all the required amenities and a homeowners/property owners association shall be responsible for the maintenance of the amenities. Per Article 7-1.06.S.4 of the Calvert County Zoning Ordinance, when areas are reserved for common use by all property owners in the subdivision, a trust agreement (i.e. covenants) shall be made a part of the deed restriction and shall provide for the development and perpetual supervision and maintenance of the common areas and improvements. Prior to final plat approval, the applicant shall also provide documentation that such covenants have been executed. Per previous Planning Commission policy, a statement must also be provided on the final plat and signed by the applicant stipulating that prior to settlement, all purchasers of lots are to be fully informed of the existence of covenants, the extent of the common areas and facilities and the responsibilities of each homeowner to participate in the costs and maintenance of the common areas and facilities.
9. The following names have been approved by Planning & Zoning and shall be shown on the final plats; for the public right-of-way, Admiral Hewitt Drive, Creek View Drive, Ensign Road, Fairwinds Road, Gerald Way, Hazelton Road, Mainsail Way, Reveille Road, Riverwatch Drive, Victory Lane, and Whitecap Road (note: Dowell Road, Belle Field Road and Foxhall Road will be used as they are extensions of existing roads). For the Alleyways: Aweigh Place, Boom Place, Bosun Place, Drouge Place, Cringle Place, Gull Place, Marlin Place, Mooring Place, Tiller Place, Sail Place, Skipper Place, Sloop Place, and Shipyard Place.
10. House numbers are to be shall be assigned off of the public right-of-ways only and shall in no case be assigned off of an alleyway. This shall be noted on the final plat. The assigned house numbers shall be shown on the final plat. The assigned house numbers will be provided at time of final plat review.
11. All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with P.F.Z.O, Chapter Section VII. A note to this effect shall be included on the final plat.

Environmental – Wetlands, Floodplain, Conservation Areas and Associated Buffers

12. Indicate on the final plat the 100-year floodplain areas that exist on-site. A minimum 10' setback must also be provided adjacent to all 100-year floodplain areas. Label all 100-year floodplain areas and required setbacks on the final plat and place a note on the plat stating that no residential construction will be permitted within the 100-year floodplain.
13. A Jurisdictional Determination of Wetlands (JD) was approved by the Army Corp. of Engineers and accepted by the Environmental Planner. A Wetland Evaluation Report prepared By McCarthy & Associates, Inc. in March 2001 was also submitted and accepted by the Environmental Planner. All tidal and non-tidal wetlands must be

415-19
delineated on the final plat. A minimum 50' undisturbed natural vegetation buffer shall be maintained from the boundaries of the non-tidal wetland landward. Per Article 8, of the County Zoning Ordinance, label the wetlands and 50' wetland buffer on the final plat and place a note on the plat indicating that, "the non-tidal wetlands and associated buffer areas are to be left undisturbed in perpetuity and are to serve for water quality benefits." The amount of non-tidal wetlands (in acres) shall be included on the final plat.

14. Show not only the lateral lines but also the required setback for the lateral lines on the final plat.
15. Development within the Critical Area, IDA requires that there be a 10% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans. A note shall be added to all subsequent plans and plats.
16. Per the Solomons Master Plan and Zoning Ordinance (Chapter VIII.a), the 30' buffer area (within the E-1 Sub-district) and the 100' buffer/ extended buffer (within the E-3 Sub-district) shall be clearly delineated on all subsequent plats and plans. The 100' buffer area shall be designated as a non-disturbance area except to the minimum extent necessary for the provision of a pervious pathway. The following conditions apply to the 30' buffer area (within Sub-district E-1), no parking is permitted within the buffer/setback, all structures are to be of pervious surface materials, no decks may be higher than 5' above ground level and only water dependant facilities are permitted (per COMAR definitions). A note to this effect shall be included on in the covenants deeds, plats and plans.

There are existing improvements that encroach into the 30' buffer, primarily on the residue. Where feasible, the improvements must be relocated outside of the buffer areas. Any remaining or proposed encroachment must meet the Critical Area regulations and Solomon Town Center Zoning Ordinance requirements.

17. Native vegetation shall be established in the required Critical Area Buffers. Wherever practical, permeable areas (outside the buffers) shall also be established in native vegetation and redevelopment shall reduce existing levels of pollutions. Street trees and park plantings would in part be an acceptable method of fulfilling this requirement. This shall be addressed on the Improvement Plan.

This requirement is also consistent with the Solomons Master Plan (Chapter III.5, page 52) that states that the impacts of noise and lighting from waterfront development can be significantly reduced, if not altogether eliminated, by requiring adequate landscape buffering along the waterfront in new developments.

18. Where walkways and other development impact wetlands or wetland buffers, State and/or Federal permits may be required. A note to this effect shall be included on all subsequent plats and plans.
19. All walkways and paths in or adjacent to the required buffers shall be designed using

pervious surface material. Construction of the walkways shall be done in such a manner as to minimize disturbance within the buffers.

20. Critical Area Commission

21. All of the comments in the Critical Area Commission letter dated March 21, 2006 must be resolved or met prior to final plat approval (attached).

#21

Historic District Commission

22. The applicant/land owner shall arrange for the HDC or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and or building permits. A note to this effect shall be included on the final plats.
23. Per the HDC memos of April 28, 2006 and May 5, 2006 , the property was once site of a Navel Amphibious Training Base (ATB). Several buildings associated with the ATB have been included on the Maryland Inventory of Historic Properties (CT-800) Based the general policies set forth in the Solomons Master Plan (Chapter II.C.9, pg 44) and the HDC comments, staff recommends that those structures identified by the HDC (and any other historically significant structures subsequently found by the Archaeological Assessment), be preserved on-site and integrated into the proposed development. If this is not possible, staff recommends that the structures be made available to the HDC for relocation. The HDC also recommends that the applicant consider the benefits of placing (at a minimum) the Officer's Quarters into a Historic District.
24. Other archaeological sites have been located in the vicinity of this project. Consequently, it is possible that archaeological remains will be encountered during site preparation. The developer/contractor shall notify the HDC if, during construction, any archaeological artifacts are discovered on-site. A note reflecting this condition shall be added to the final plat.

Public Works and State Highway Administration - Road Standards and Stormwater Management DPW, Engineering Bureau

25. The applicant's surveyor shall certify on the plat that the locations of all subdivision street intersections and entrances meet or exceed AASHTO sight distance criteria for the posted speed of the road. An easement shall be provided on the final plat to accommodate the sight distance triangles.
26. The applicant's surveyor shall certify on the plat that an entrance location exists along the lot, be it on a public road or alley that meets or exceeds the sight distance requirements of the Calvert County Road Ordinance.
27. A shared driveway shall serve Lots 249 & 250. An easement shall be shown on the final plat to facilitate this. A deed of easement shall be submitted for recordation with final plats.
28. All subdivision street curves shall be designed to meet the minimum standards as set forth in the Calvert County Road Ordinance. Show horizontal curve data on the final plat.

8c

29. All lots shall be restricted to interior road access.
30. All driveways shall be a minimum of 60' from intersection fillets.
31. The subdivision streets shall be designed to meet the roadway standards of the current Calvert County Road Ordinance in effect at the time of road plan review.
32. Note on the plats that the proposed alleys shall be private, non-County owned and maintained and shall not be petitionable in perpetuity to the County for county ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road service normally provided by the County.
33. A widening strip of sufficient width to provide for an ultimate 60' right-of-way along Dowell Road shall be dedicated to the County. The deeds for the widening strips shall be submitted for recordation with the recording package.
34. Landscaped islands within County rights-of-way must be deeded to the homeowner's association; the County will not be responsible for their maintenance. This Department must approve plantings within the islands in order to insure adequate sight distance is maintained.
35. The road around the divided portion of relocated Dowell Road shall have 18' wide lanes and be signed one-way.
36. Mainsail Way and Gerald Way may be reduced to a 30' public rights-of-ways provided that they are designated as "one-way" streets.
37. Final road plan approval from the Dept. of Public Works is required prior to final plat recordation.
38. Previous Transportation comments #4 & #5 from the memo dated March 3, 2006 no longer apply, per the revisions made to the preliminary plan as requested by this Department.
39. Dowell Road improvements to be done as part of this subdivision shall include the following:
 - The design and construction of Dowell Road from the southern property line of the pump station lot on the west side of Dowell Road to its terminus on the Harbours at Solomons (HAS) project.
 - Dowell Road Design Speed is to be 40 miles per hour (mph). Posted Speed is to be 30 mph.
 - The pavement structure as provided by URS shall be used for the HAS section of Dowell Road.
 - Curb and gutter for Dowell Road is to be 8" "A". All other streets in the HAS development can be 6" curb and gutter.
 - All Right-of-Way negotiations and acquisitions along both the County and the HAS sections of Dowell Road are to be provided by Calvert County. Plats in both the County and the HAS sections are to be provided by URS.
 - The HAS section of Dowell Road is to be a 36' section from Face of Curb (FOC) to face of Curb (18' southbound lane, 18' northbound lane, both lanes striped for 15'

lanes and a 3' space to FOC). The county section of Dowell Road is to be a 40' section FOC to FOC (15' southbound lane, 10' center turning lane, 15' northbound lane). A transition from the 40' three lane County Section to the 36' 2 lane HAS section is to occur in +/- 220' from the southern property line of the pump station on the west side of Dowell Road to the first side street to the west in the HAS development. This transition is to be with a thermo plastic pavement marking or other lane direction device.

- Sidewalk along the HAS section of Dowell Road is to have an 8' bike/sidewalk abutting the curb on both sides of Dowell road to allow a loop for the bike path without having to cross Dowell Road.
 - URS is to provide HAS with the drainage areas for the County Section of Dowell Road draining to the HAS section of Dowell Road. HAS is to investigate the possibility of managing the runoff in the HAS development Stormwater Management (SWM) structure.
 - Show all storm drainage easements and points of discharge on the final plat. Note on the plat that no permanent structures are allowed within the storm drain easements.
40. Show all storm drainage easements and points of discharge on the final plat. Note on the final plat that no permanent structures are allowed within the stormdrain easements.
41. The stormwater management (SWM) study submitted is approved in concept. In accordance with Section 4.1(a) of the SWM Ordinance, the final design of the SWM facilities must be submitted prior to final approval of the subdivision in order that easements necessary for SWM may be shown on the plat.
42. In addition to the road improvements required by the County, a mitigation plan for road improvements in the area of Dowell Road, MD Rt. 765 and MD Rt. 2/4 shall be reviewed and accepted by SHA prior to final plat approval.

Water & Sewer

43. Construction plans to finalize the required design of water and sewerage infrastructure must be submitted prior to final approval of the subdivision in order that easements and pump station parcels necessary for community sewer and water may be shown on the plat. It appears that a minimum of two pumping stations will be necessary to accommodate this subdivision. The conveyance of such parcels shall be specified in the Public Works Agreement for the Water and Sewer.

CRITICAL AREA COMMISSION

1804 West Street Suite 100
Annapolis, Md. 21401

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NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Calvert County

Date: _____

Name of Project (site name, subdivision name, or other): Calvert Marina

Local Case Number: 1194

Project location/Address: 14415 Donnell Rd Solomons 20688

Tax Map 44

Block 16 Lot _____

Parcel 294

Type of Application
(Select all applicable)

- ☒ Subdivision
- ☐ Site Plan
- ☐ Variance
- Buffer _____ Slope _____
- Imp Surf. _____ Other _____
- ☐ Special Exception
- ☐ Conditional Use
- ☐ Rezoning
- ☒ Grading Permit
- ☐ Bldg Permit
- ☐ Intrafamily
- ☐ Growth Allocation
- ☐ Others _____

Type of Project:
(Select all applicable)

- ☒ Residential
- ☐ Commercial
- ☐ Water Dependent Facility/Pier/Marina
- ☐ Industrial
- ☐ Mixed Use
- ☐ Redevelopment
- ☐ Shore Erosion Protect.
- ☐ Agricultural
- ☐ Other _____
(e.g. PUD)

Current Use:
(Select all applicable)

- ☐ Residential
- ☒ Commercial
- ☐ Agriculture
- ☐ Forrest/Buffer/Woodland
- ☐ Industrial
- ☐ Institutional
- ☐ Open Space/Rec
- ☐ Surface Mining
- ☐ Vacant
- ☐ Water Dependant Facility/Pier/Marina
- ☐ Others _____

Describe Proposed use of project site: Project 1194

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: _____

IDA ACRES: 92.4

LDA ACRES: _____

RCA ACRES: _____

AGRICULTURAL LAND: _____

EXISTING FOREST/WOODLAND/TREES: _____ FOREST/WOODLAND/TREES REMOVED _____

FOREST/WOODLAND/TREES CREATED: _____

EXISTING IMPERVIOUS SURFACE: _____

TOTAL IMPERVIOUS SURFACE: _____

GROWTH ALLOCATION DEDUCTED: _____

RCA TO LDA: _____

RCA TO IDA: _____

LDA TO IDA: _____

<p>AREA DISTURBED</p> <p># LOTS CREATED: _____</p> <p># DWELLING UNITS: _____</p> <p>JUL 25 2006</p> <p>CRITICAL AREA COMMISSION</p> <p>Chesapeake & Atlantic Coastal Bays</p>

Local Jurisdiction Contact Person: Aimee Dailey John

Telephone Number: 410-535-1600 ext 2238

Fax: 410-414-3092

Response from Commission required by: _____ Hearing Date: _____

To clear? 25 acres
how much grading?

APPLICATION FOR
GRADING PERMIT

Calvert County, Inspections and Permits Division
150 Main Street, Suite 200
Prince Frederick, Maryland 20678
(410)535-2155, (410)535-2156



Project 4 1194

Grading # _____
Building A/P # _____
Received by: FB
Date: 5/3/06 Office Use Only

Tax ID # 01-012185
TM 44 Grid 16 Parcel 294
Blk _____ Lot _____ Sect _____

Property Owner Information	Name <u>CALVERT MARINA LLC</u>	Daytime Phone <u>% COA 410-535-3101</u>
	Current Mailing Address <u>P.O. Box 157</u>	City, State, & Zip <u>Solomons MD 20688</u>
Job Location Information	Town or Subdivision _____	Name of Main Road <u>Dowell Road</u>
	Address <u>14415 DOWELL ROAD</u>	City & Zip <u>Dowell MD 20629</u>
	Deed Reference <u>KPS 1147/580</u> Acreage <u>92.4 ±</u> Lot(s) <u>1</u>	
	Directions to job site from Courthouse <u>SOUTH ON MD RTE 2/4 TO DOWELL ROAD, LEFT, GO TO END OF DOWELL RD SIDE ON RIGHT</u>	
Contractor Information	Company Name _____	License Number _____
	Address _____	City, State, & Zip _____
	Name of Superintendent/Contractor _____	Phone Number _____

The Property is located in: ☒ a Town Center ☒ the Critical Area ☐ the Flood Plain Board Of Appeals Case # _____

Description of work: CLEARING, DEMOLITION, SEDIMENT & EROSION CONTROL & STABILIZATION

I certify that the plan of development and the plan for control of erosion and sediment meet the requirements, standards, and specifications of the Calvert Soil Conservation District.

Date

Signature of Engineer or Licensed Land Surveyor

Please Print Name

5/2/06
17627

License #

410-535-3101

Phone Number

P.O. Box 2209 Prince Frederick MD

Mailing Address

20678

I hereby certify that:

- 1) I have the authority to make this application and the information given is correct;
- 2) Construction and installation of erosion and sediment control measures shall be in accordance with the Erosion and Sediment Control Ordinance of Calvert County; and
- 3) I shall request the Calvert County Project Management Division to approve work completed in accordance with the approved sediment and erosion control plan for this site. Approval is required upon completion of installation of perimeter sediment and erosion controls and upon final stabilization of all sites with disturbed areas before removal of controls.

5-2-06

Date

% COA 410-535-3101

Phone number

FOR CALVERT MARINA LLC

Keith E. Ulrich COA inc Agent

Signature of Owner or Authorized Agent

KEITH E. ULRICH

Please Print Name

FOR OFFICE USE ONLY

Reviewed for Calvert S.C.D. and meets Technical Requirements

Date

Representative, USDA - NRCS

I hereby certify that the plan of development and the plan for control of erosion and sediment meet the requirements, standards, and specifications of the Calvert Soil Conservation District, as set forth in the Statewide Sediment Control Law, Natural Resources Article Sections 8-1101 through 8-1106 of the Annotated Code of Maryland.

Date

Representative, Calvert Soil Conservation District

Approval of this application is hereby granted for the issuance of a grading permit subject to all applicable State and County laws.

Date

Division Chief, Project Management & Inspections

Date

Planning and Zoning

Fees \$

PWA Approved:

PWA \$

SWM \$

Base \$

Other \$

Surface \$

Other \$

DPW Approved:

Date:



**CALVERT COUNTY
DEPARTMENT OF PLANNING & ZONING**

150 Main Street
Prince Frederick, Maryland 20678
Phone: (410) 535-2348 • (301) 855-1243

Director
Gregory A. Bowen

Board of Commissioners
Gerald W. Clark
David F. Hale
Linda L. Kelley
Wilson H. Parran
Susan Shaw

May 26, 2006

Critical Area Commission
Attn: Ms. Kerrie Gallo
1804 West Street, Suite 100
Annapolis, MD 21401

Subject: Harbours at Solomons

Dear Kerrie,

Enclosed is the Staff Report for Harbours at Solomons that you requested from Olivia on 18 May 2006.

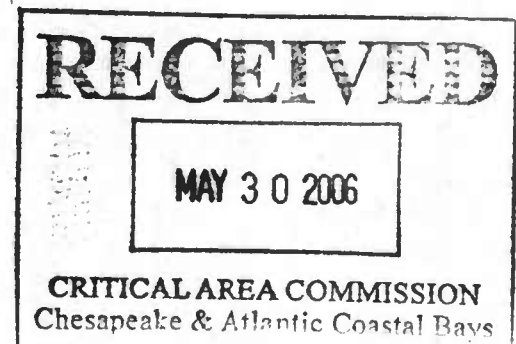
If you need additional information, please do not hesitate contacting us.

Sincerely,

A handwritten signature in cursive script, appearing to read "Becky", written in dark ink.

Becky Parkinson
Office Assistant II

enc



Mailing Address: 175 Main Street, Prince Frederick, Maryland 20678

Maryland Relay for Impaired Hearing or Speech 1-800-735-2258

MAY 30 2006

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal BaysPlanning Commission Presentation 05-17-06SD 02-08A, Harbours at Solomons

The site is located at the end of Dowell Road in Dowell. Oyster Bay Condominiums is located to the north of the site. Windward Harbour Condominiums and Mill Creek Condominiums, both of which were derived from the original parent tract, are located on the east side of Dowell Road across from the property. The site now consists of a $97.743 \pm$ acre residue parcel (Parcel 294). The parcel is located within the Sub-districts, E-1 and E-3 of the Solomons Town Center. The site is also located within the Critical Area's Intense Development Area (IDA). The application was accepted as adequate for distribution on February 14, 2006 and is therefore, subject to the Zoning Ordinances in effect prior to the May 1, 2006 amendments.

The property is located on a peninsula that is surrounded by Back Creek and Mill Creek. The site is currently developed with numerous structures including approximately 337 commercial piers. Some of the existing buildings support marina related businesses including the Southern Maryland Sailing Association, Washburn's Boatyard, and Custom Marine Fabrications. There is also full service restaurant and carryout located on-site as well as the Dowell Post Office. The property also contains a number of buildings/structures that were constructed as part of the U.S. Navy Amphibious Training Base (ATB), which operated from 1942 – 1945 (see HDC comments attached). Some of these structures have been listed on the Maryland Inventory of Historic Properties under CT-800. The applicant is proposing adaptive reuse of one of the structures, the Senior Officer's Quarters, which will be renovated and incorporated into a proposed community center. The HDC applauds this decision and suggests that the applicant consider the benefits of designating the Officer's Quarters as a Historic District. In addition, there are other structures identified by the HDC that are worthy of preservation. Accordingly, the HDC requests that if these buildings cannot be integrated into the project, that they be offered for relocation.

Within the Town Center, non-tidal wetlands are not required to be deducted prior to calculating density. The subdivision application is for 252 single-family detached lots on $69.491 \pm$ acres, leaving a 28.252 acres residue. The residue will continue to support most of the existing commercial businesses located on the site. Consequently, the residential density can only be calculated on the 69.491 acres. Within the Solomons Town Center, the residential density may be increased to no more than seven units per acre via Transfer Zone. There is no density limit applied within the Critical Area, IDA. With 252 lots, the proposed density equates to 3.63 units per acre. The maximum conventional density in the Solomons Town Center is one unit per acre. The density may be increased to no more than seven units per acre via Transfer Zone and the use of five Transfer Development Rights (TDR's) for each of the 183 units above the conventional density (69 units), for a total of 915 TDR's. The applicant however, is choosing to designate the development as an "age-restricted" community; therefore, no TDR's shall be required.

The Solomons Zoning Ordinance does not set specific requirements for open space and recreation. Consequently, these requirements are taken from Article 7-1.06.S.3 of the Calvert County Zoning Ordinance. Per the Ordinance, 650 sq. ft. of neighborhood recreation must be

provided per unit of which 200 sq. ft. (of 1.157 acres) must be developed with specific recreational facilities. With 252 units, 163,800 sq. ft. (or 3.78 acres) of land suitable for neighborhood recreation must be provided with 50,400 sq. ft. (or 1.16 acres) developed with active recreational facilities. Based upon the criteria set forth in the Ordinance, three open play fields (or village greens) and 5,292 sq. ft. of paved area facilities (i.e. shuffle board, hand ball, or other formal net games, etc.) must be provided. The applicant is proposing to substitute the standard recreational facilities for ones that better suit the needs of residents 55 years or older. Four mini-parks totaling 45,149 sq. ft. (or 1.036 acres) have been provided throughout the community. In addition, a 7.988 acre parcel will be provided near the southern tip of the property for a large community recreational center. The Senior Officer's Quarters will be renovated and enlarged for use as a community center. There is an existing swimming pool on-site that is currently used by the Southern Maryland Sailing Association and the residents of Windward Harbour. This pool will be relocated adjacent to the community center. A fitness center will also be incorporated into the community center. Originally, it appears that a portion of the recreation area and improvements required for Mill Creek Condo development was located on the subject property. To resolve this conflict, the owner/applicant has conveyed a 1.0± acre recreation area parcel (located on the south side of the lake) to the Mill Creek Council of Unit Owners. In addition, the applicant has extended an offer to the both Windward Harbor and Mill Creek homeowners associations to participate in the use of the community center and pool complex. The mini-parks and the 7.988 acre community center parcel will be conveyed to a Homeowner's Association.

As proposed, the subdivision layout does not provide the residents with any common area water frontage. The site's waterfront has been included within the residue parcel to be retained by the current landowner for possible future marina related development. The landowner has agreed to the provision of a pervious surfaced pathway to be constructed along the length of the waterfront that may be used by the residents. This pathway will run from the commercial marina on Back Creek to the Community Center and to Mainsail Way adjacent to Mill Creek. Portions of this pathway will be placed primarily within the Critical Area buffer. Sidewalks will also be provided along both sides of the public streets. Furthermore, the sidewalks will be widened to 8' along the west side of Dowell Road and the interior loop road, to serve as a bike lane.

Vehicular access to approximately 194 of the lots will be via 20' wide alleyways. These alleyways will range in length from 150' linear feet (serving 3 lots) to approximately 635' (serving 22 lots). The Calvert County Zoning Ordinance defines an alley as, "A public or private right-of-way that connects two or more streets and is intended to provide access to the rear or side of a building or lot. It is intended for local traffic only." Otherwise, neither the Solomons Zoning Ordinance nor the Calvert County Zoning Ordinance addresses the use alleyways within residential subdivisions. All lots with access to an alleyway will have rear-loaded garages. It should be noted that the alleyways have not been designed as separate right-of-ways parcels but instead, will be located over the common rear lot lines and situated within the rear setbacks of the lots. The alleyways will be managed and maintained by a Homeowners Association. The remainder of the lots (58) will have access from a public right-of-way with front load garages. Two of the public right-of-ways (Gerald Way and Mainsail Way) have been reduced to 30' in width, which is permitted under Article 7-1.06.D.8 of the Calvert County Zoning Ordinance. The reduction has also been, approved by the Dept. of Public Works with the condition that the streets be restricted to "one-way" movement.


Two exterior parking places must be provided on each lot and 15% overflow parking must also be provided within an easy walking distance of the majority of the units. The required overflow parking will be met primarily with parallel parking incorporated into the public right-of-way. In addition to the residential parking requirements, the applicant was required to document that there was adequate parking to serve the existing facilities, including 437 commercial boat slips (at a rate on one parking space per two slips, plus 15% overflow parking), two restaurants (at a rate of one parking space per 50 sq. ft. of floor area) and the proposed community center. A parking plan was submitted which indicated that based upon the requirements, 936 spaces will be required and 1,204 parking spaces will be provided. However, it should be noted that a portion of the parking spaces required for the commercial slips are located on the residue, adjacent to the commercial buildings that support the marina related businesses. Parking counts were not provided for these building/businesses so, the parking plan may have to be revised as part of the required Improvement Plan and additional parking spaces provided on the residue to accommodate these buildings/businesses.

There are two waterfront parcels (Parcels 531 and 548, currently under one ownership) located north of the commercial portion of the residue, which have limited access via an easement through the Oyster Bay Condo development. The contract purchaser of the parcels has requested additional access be provided through this subdivision proposal. The applicants have provided a 50' wide future right-of-way to the parcels. The use of this right-of-way, however, will have to be negotiated by the owner of the adjacent parcels.

Comments from the Utilities Bureau indicate that the subdivision is located within the existing boundaries of the Solomons Sanitary District Service Area and will be served by an existing water and sewer system. The project is in conformance with the current Calvert County Comprehensive Water and Sewer Plans for Water Planning Category W-1 and Sewerage Planning Category S-1 (Existing and/or Under Construction). Furthermore, the Solomons Sanitary District water supply and sewerage systems have adequate capacity to serve this proposed project, taking into account all existing and all approved proposed developments within in this service area. Upgrades and extensions of the systems including the addition of at least two pumping stations may be required. Construction plans for the extensions/upgrades of the water and sewer systems to serve this site must be approved prior to final plat approval.

As part of the subdivision approval, road improvements in the area of Dowell Road and MD Rt. 275 are anticipated through the State Highway Administration (SHA). The applicants have met with SHA to develop a mitigation plan but SHA has not completed their traffic analysis. As with the water and sewer plans, staff is recommending that the road mitigation plan be approved prior to final plat approval.

With regard to the environmental aspects of the plan, the Critical Area Commission (CAC) has questioned whether subdivisions within the Buffer Exempt Area of the IDA is permissible under the County's Zoning Ordinances. It is their position that the 100' buffer should be maintained until such time that criteria for subdivisions within these areas have been approved by the CAC and adopted by the County. There is no wording within the applicable Zoning Ordinances that prohibits subdivision within the IDA buffer exempt area. Consequently, it is staff's position that although there is no specific criteria, there is an acknowledged 30' buffer required within the



Buffer Exempt Area as set forth in the Solomons Master Plan and Zoning Ordinance to which the application must adhere.

The following agencies have submitted comments:

Engineering memo dated:	05-02-06
Transportation memo dated:	03-03-06 & 05-01-06
Environmental memo dated:	05-03-06, 05-08-06 & 05-11-06
Critical Area Com. memo dated:	03-21-06
MD Dept. Natural Res. memos dated:	03-16-06
MD Dept. of Environment memo dated:	003-16-06
SHA memo dated:	05-04-06
Historic District Com. memos dated:	04-28-06 & 05-05-06
Water and Sewer memo dated:	05-08-06
Army Corp of Engineers (JD):	08-22-01

The Department of Planning and Zoning has reviewed the proposed subdivision, SD02-08A, The Harbour at Solomons, 252 single-family detached lots and the review agency comments and recommends preliminary approval, subject to the following conditions:

Section I - Subdivision Layout and Design

1. Site development shall comply with all of the policies and requirements of the Solomon's Town Center Master Plan and Zoning Ordinance, and the Calvert County Zoning Ordinance in effect prior to the May 1, 2006 amendments.
2. The application shall be subject to meeting all of the requirements of the Critical Areas, IDA zone. This shall be noted on all subsequent plans and permits. ←
3. Per Article 5-2.02.C.3.c of the Calvert County Zoning Ordinance, each lot shall have a 25' minimum of frontage along a public right-of-way, except for two adjacent flag lots where the frontage for each lot may be reduced to 12.5' with the provision of a shared driveway and required easements.
4. Per Article 7 of the Calvert County Zoning Ordinance, the Planning Commission may

require sidewalks. The Solomons Master Plan also specifies the provision of sidewalks in developments containing over 10 lots, in order to maintain and enhance the sense of community. The Master Plan also specifies, "sidewalks are deemed necessary and all pedestrian circulation and automobile traffic should be separated and clearly defined". Therefore, staff recommends that sidewalks (min. 5' in width) be provided on both sides of all public rights of ways. Furthermore, the sidewalk shall be a minimum 8' in width along the west side of Dowell Road and along the primarily internal loop road to serve as a bike lane. Easements shall be provided on the final plats for the installation and maintenance of the sidewalks that are located outside the public rights-of-way. A note shall be added to the final plat indicating that the sidewalks shall be constructed by the developer and maintained by the individual property owner or the homeowner's association. A deed for the easement shall be submitted with the recording package.

5. Per the Solomons Master Plan and Zoning Ordinance (V-9) a bike path is required along the western side of Dowell Road. A minimum 8' wide bike path/lane shall be provided along Dowell Road and the primarily internal loop road (Creek View Dr., Riverwatch Dr. south of Dowell Rd. and Adm. Hewitt Drive, between Creek View Dr. and Riverwatch Dr.). The design of the bike path shall be included in both the road construction plans and Improvement Plans.
6. The Solomons Zoning Ordinance does not set specific requirements for open space and recreation. Consequently, these requirements are taken from Article 7-1.06.S.3 of the Calvert County Zoning Ordinance. A minimum 650 sq. ft. of neighborhood recreation must be provided per unit, of which 200 sq. ft. must be developed with specific recreational facilities. With 252 units, 163,800 sq. ft. (or 3.78 acres) of land suitable for neighborhood recreational must be provided with 50,400 sq. ft. (or 1.16 acres) developed with active recreational facilities.

The minimum recreational facilities to be provided are as follows:

Playing Fields/Village Greens:

150 sq. ft. per unit; min. size per field: 10,000 sq. ft., Dimensions: 100' X 100'.

$252 \text{ (units)} \times 150 = 37,800 \text{ sq. ft.} = 3.78 \text{ fields}$, which equates to 3 fields with 7,800 sq. ft. remaining to be applied to satisfy other rec. facilities.

Paved Area:

21 sq. ft. per unit

Dimensions: Min. $\frac{1}{2}$ court: 50' X 42' (2,100 sq. ft) or whole court: 50' X 84 (4,200 sq. ft.) (i. e. basketball, shuffleboard, handball, or other formal net games, etc.)

$252 \text{ (units)} \times 21 = 5,292 \text{ sq. ft.} = \text{two } \frac{1}{2} \text{ courts or one full court}$, with 1,092 sq. ft. remaining for other rec. facilities.

The Planning Commission may approve variations in size and dimensions of the required recreational facilities.

Other Recreation:

Facilities from remaining acreage (i.e. fishing piers, fitness trails outdoor theaters, etc.) 7,800 sq. ft. (open play) + 1,092 sq. ft. (paved area) = 8,892 sq. ft. of additional rec. area required

Proposed:

Playing Fields/Village Greens:

Four mini-parks (two under the 10,000 sq. ft. minimum) totaling 45,149 sq. ft. (or 1.036 acres), to be located throughout the community. In addition, a 7.988 acre parcel will be provided near to the southern tip of the property for a community recreational center.

Paved Area:

To be determined with Improvement Plan.

Other Recreation: (7,800 sq. ft).

Community Center with pool and fitness center (on the 7.988 acre parcel). The Senior Officer's Quarters will be renovated and enlarged for use as the Community Center.

Actual size (sq. ft.) of community center and pool complex not yet determined. Provision of a pathway along the waterfront from the restaurant on Back Creek to the Mainsail Way on Mill Creek.

Staff has reviewed the proposed neighborhood recreation. With the exception of meeting the paved areas requirement, this proposal appears to be consistent with the intent of the Ordinance. The amount of land provided for recreation far exceeds the required acreage. With regard to the proposed recreational facilities, staff recommends that the remaining recreational facilities requirements be worked out as part of the required Improvement Plan to ensure that the facilities are appropriate for the age group of the residents. Staff also recommends that in accordance with the Environmental recommendations for planting within the pervious areas of the site, that the neighborhood recreation areas, including the 7.8 community center parcel, be landscaped as part of the Improvement Plan.

7. Per Article 7-1.06.D.6 of the Calvert County Zoning Ordinance, if a portion of a tract or an adjacent parcel is not subdivided, suitable access to street openings for eventual extension of the streets shall be provided.

There are two waterfront parcels, Parcels 531 and 548 (currently under one ownership) situated between the commercial residue and Oyster Bay Condominiums that have limited access via an easement through the Oyster Bay development. In accordance with the above provision, the contract purchaser of the parcels has requested additional access be provided through this subdivision proposal. The applicant has set aside a 50' wide future right-of-way, between Lots 18 and 19 (off of Creek View Drive) for access to the parcels. The 50' wide future right-of-way to Parcels 531 and 548 shall be shown and noted on the final plat.

8. The alleyways, as shown on the preliminary plan, shall maintain a minimum width of 20' (10' on each side of the common property line of the residential lots). The alleyways shall be constructed by the developer to standards set forth by DPW. The alleyways shall be managed and maintained by a Homeowners Association. Access easements for the alleyways shall be shown and noted on the final plats. A deed of easement shall be provided for recordation with the final plats.
9. Article 7-1.06.D.8 of the Calvert County Zoning Ordinance, two of the public rights-of-ways (Gerald Way and Mainsail Way) may be reduced to 30' in width provided that the streets be restricted to "one-way" movement and indicated as such on the final plats.

Section II- Minimum Requirements and Standards

Planning and Zoning – Subdivision Regulations and Zoning Ordinance

1. Provide signed certificates by the Health Officer, surveyor and owner on the final plat.
2. The subdivision application is for 252 single-family detached lots on approximately 69.491 acres, leaving a 28.252 acres residue. The residue will continue to support most of the existing commercial businesses located on the site. Consequently, the residential density can only be calculated on the 69.491 acres*. Within the Solomons Town Center, the residential density may be increased to no more than seven units per acre via Transfer Zone. There is no density limit applied within the IDA. With 252 lots, the proposed density equates to 3.63 units per acres. Five Transfer Development Rights (TDR's) are required for each of the 183 units above the new base density of 69 units, for a total of 915 TDR's.

** In reviewing the site plan files for Mill Creek Condominiums and The Harbour at Solomons (SPR 97-24 and SPR 02-36), it appears that ½ of the right-of-way for Dowell Road fronting these developments (a 1.069 acre widening strip) was included in the density calculations for the condo units. This portion of the right-of-way has also been included on the subject preliminary plan (for dedication purposes) and appears to have counted in the overall acreage. In addition, staff would like verification that the 1.0± acre recreation area parcel that was conveyed to Windward Harbor was not included in the overall acreage. Staff recommends that any areas within the residential portion of the site that are required to satisfy the parking requirements for the commercial marina of existing businesses be subtracted from the residential acreage and that the applicant's engineer provide revised acreage and density figures prior to final plat submittal. Staff considers these adjustments to the plan minor in nature, as they are not expected to result in changes to the layout of number of lots proposed herein.*

3. Within the Solomon's Town Center, the density may be increased up to no more than seven units per acre with the use of five Transfer Development Rights (TDR's) for each lot above the permitted conventional density of 69 units.

The applicant has chosen to designate the development as an "age-restricted"

community. Per Section VII.D.2.b of the Solomons Zoning Ordinance, "The use of Transfer Development Rights (TDR's) shall not be required for elderly (age-restricted) housing developments limited to individuals fifty-five (55) years of age or older. As part of the final plat approval, however, a declaration of covenants shall be submitted for recordation among the land records of Calvert County. The covenants shall be referenced on the final plats and all subsequent development plans. The Declaration of Covenants shall specify to the property owners and residents of the subdivision, the restrictions for elderly housing and the requirements that shall apply, if the project is converted to general housing in the future.

4. The final plat shall include the required setbacks as set forth in accordance with the Chapter VII.D.2.c-e (and Table 2) of the Solomons Zoning Ordinance. The Ordinance permits developments in the E-1 and E-3 Sub-districts to reduce the minimum lot width below 75' (no further minimum is cited) provided that certain parking requirements are met. The height of all structures shall adhere to Chapter VII.D.4 of the Solomons Zoning Ordinance. The height restrictions shall be noted on the final plat.

The applicants are proposing to reduce minimum lot widths within the subdivision below the 75' and therefore, must meet the parking criteria set forth by the provision; specifically, two off street parking places shall be provided for each dwelling per unit and 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking. Such parking can either be provided as on-street parking or as separate parking areas within easy walking distance of the majority of dwelling units within the development. These conditions shall be addressed as part of Condition 5, Section II (below).

5. Parking for this development shall comply with the requirements of Chapter VII.D.2.D.6 and D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. This shall include all proposed development and the existing development to remain on the site (including the residue parcel). The parking counts and parking plan shall be revised as necessary prior to final plat submittal. The required parking for the proposed and existing facilities shall be shown and noted on the final plats.
6. Per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, the age-restricted subdivisions are exempt from meeting the requirements Adequate Public Facilities Ordinance (APFO) for school adequacy (capacity). The subdivision must still meet the APFO requirements for roads prior to final plat approval. A note to this effect shall be included on the final plat.
7. As the proposal is for a single family-detached subdivision there is no separate Site Plan approval required. However, per Article 7-1.09 of the Calvert County Zoning Ordinance, the applicant shall submit an Improvement Plan and bond estimate to address any required site amenities including, but not necessarily limited to, the sidewalks, bike paths, pathways, street trees, street lighting, recreational facilities (including the community center), as well as all required landscaping. The Improvement Plan and bond estimate shall be submitted to the Dept. of Planning and Zoning for review and approval prior to

final plat approval. Bonding for the required amenities shall be posted with the Public Works Agreement. A note referencing the Improvement Plan and bonding shall be included on the final plat.

8. The developer shall be responsible for construction of all the required amenities and a homeowners/property owners association shall be responsible for the maintenance of the amenities. Per Article 7-1.06.S.4 of the Calvert County Zoning Ordinance, when areas are reserved for common use by all property owners in the subdivision, a trust agreement (i.e. covenants) shall be made a part of the deed restriction and shall provide for the development and perpetual supervision and maintenance of the common areas and improvements. Prior to final plat approval, the applicant shall also provide documentation that such covenants have been executed. Per previous Planning Commission policy, a statement must also be provided on the final plat and signed by the applicant stipulating that prior to settlement, all purchasers of lots are to be fully informed of the existence of covenants, the extent of the common areas and facilities and the responsibilities of each homeowner to participate in the costs and maintenance of the common areas and facilities.
9. The following names have been approved by Planning & Zoning and shall be shown on the final plats; for the public right-of-way, Admiral Hewitt Drive, Creek View Drive, Ensign Road, Fairwinds Road, Gerald Way, Hazelton Road, Mainsail Way, Reveille Road, Riverwatch Drive, Victory Lane, and Whitecap Road (note: Dowell Road, Belle Field Road and Foxhall Road will be used as they are extensions of existing roads). For the Alleyways: Aweigh Place, Boom Place, Bosun Place, Drouge Place, Cringle Place, Gull Place, Marlin Place, Mooring Place, Tiller Place, Sail Place, Skipper Place, Sloop Place, and Shipyard Place.
10. House numbers are to be shall be assigned off of the public right-of-ways only and shall in no case be assigned off of an alleyway. This shall be noted on the final plat. The assigned house numbers shall be shown on the final plat. The assigned house numbers will be provided at time of final plat review.
11. All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with P.F.Z.O, Chapter Section VII. A note to this effect shall be included on the final plat.

#12-21
Environmental – Wetlands, Floodplain, Conservation Areas and Associated Buffers

12. Indicate on the final plat the 100-year floodplain areas that exist on-site. A minimum 10' setback must also be provided adjacent to all 100-year floodplain areas. Label all 100-year floodplain areas and required setbacks on the final plat and place a note on the plat stating that no residential construction will be permitted within the 100-year floodplain.
13. A Jurisdictional Determination of Wetlands (JD) was approved by the Army Corp. of Engineers and accepted by the Environmental Planner. A Wetland Evaluation Report prepared By McCarthy & Associates, Inc. in March 2001 was also submitted and accepted by the Environmental Planner. All tidal and non-tidal wetlands must be

delineated on the final plat. A minimum 50' undisturbed natural vegetation buffer shall be maintained from the boundaries of the non-tidal wetland landward. Per Article 8, of the County Zoning Ordinance, label the wetlands and 50' wetland buffer on the final plat and place a note on the plat indicating that, "the non-tidal wetlands and associated buffer areas are to be left undisturbed in perpetuity and are to serve for water quality benefits." The amount of non-tidal wetlands (in acres) shall be included on the final plat.

14. Show not only the lateral lines but also the required setback for the lateral lines on the final plat.
15. Development within the Critical Area, IDA requires that there be a 10% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans. A note shall be added to all subsequent plans and plats.
16. Per the Solomons Master Plan and Zoning Ordinance (Chapter VIII.a), the 30' buffer area (within the E-1 Sub-district) and the 100' buffer/ extended buffer (within the E-3 Sub-district) shall be clearly delineated on all subsequent plats and plans. The 100' buffer area shall be designated as a non-disturbance area except to the minimum extent necessary for the provision of a pervious pathway. The following conditions apply to the 30' buffer area (within Sub-district E-1), no parking is permitted within the buffer/setback, all structures are to be of pervious surface materials, no decks may be higher than 5' above ground level and only water dependant facilities are permitted (per COMAR definitions). A note to this effect shall be included on in the covenants deeds, plats and plans.

There are existing improvements that encroach into the 30' buffer, primarily on the residue. Where feasible, the improvements must be relocated outside of the buffer areas. Any remaining or proposed encroachment must meet the Critical Area regulations and Solomon Town Center Zoning Ordinance requirements.

17. Native vegetation shall be established in the required Critical Area Buffers. Wherever practical, permeable areas (outside the buffers) shall also be established in native vegetation and redevelopment shall reduce existing levels of pollutions. Street trees and park plantings would in part be an acceptable method of fulfilling this requirement. This shall be addressed on the Improvement Plan.

This requirement is also consistent with the Solomons Master Plan (Chapter III.5, page 52) that states that the impacts of noise and lighting from waterfront development can be significantly reduced, if not altogether eliminated, by requiring adequate landscape buffering along the waterfront in new developments.

18. Where walkways and other development impact wetlands or wetland buffers, State and/or Federal permits may be required. A note to this effect shall be included on all subsequent plats and plans.
19. All walkways and paths in or adjacent to the required buffers shall be designed using

pervious surface material. Construction of the walkways shall be done in such a manner as to minimize disturbance within the buffers.

20. Critical Area Commission

- (21). All of the comments in the Critical Area Commission letter dated March 21, 2006 must be resolved or met prior to final plat approval (attached).

Historic District Commission

22. The applicant/land owner shall arrange for the HDC or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and or building permits. A note to this effect shall be included on the final plats.
23. Per the HDC memos of April 28, 2006 and May 5, 2006 , the property was once site of a Navel Amphibious Training Base (ATB). Several buildings associated with the ATB have been included on the Maryland Inventory of Historic Properties (CT-800) Based the general policies set forth in the Solomons Master Plan (Chapter II.C.9, pg 44) and the HDC comments, staff recommends that those structures identified by the HDC (and any other historically significant structures subsequently found by the Archaeological Assessment), be preserved on-site and integrated into the proposed development. If this is not possible, staff recommends that the structures be made available to the HDC for relocation. The HDC also recommends that the applicant consider the benefits of placing (at a minimum) the Officer's Quarters into a Historic District.
24. Other archaeological sites have been located in the vicinity of this project. Consequently, it is possible that archaeological remains will be encountered during site preparation. The developer/contractor shall notify the HDC if, during construction, any archaeological artifacts are discovered on-site. A note reflecting this condition shall be added to the final plat.

Public Works and State Highway Administration - Road Standards and Stormwater Management DPW, Engineering Bureau

25. The applicant's surveyor shall certify on the plat that the locations of all subdivision street intersections and entrances meet or exceed AASHTO sight distance criteria for the posted speed of the road. An easement shall be provided on the final plat to accommodate the sight distance triangles.
26. The applicant's surveyor shall certify on the plat that an entrance location exists along the lot, be it on a public road or alley that meets or exceeds the sight distance requirements of the Calvert County Road Ordinance.
27. A shared driveway shall serve Lots 249 & 250. An easement shall be shown on the final plat to facilitate this. A deed of easement shall be submitted for recordation with final plats.
28. All subdivision street curves shall be designed to meet the minimum standards as set forth in the Calvert County Road Ordinance. Show horizontal curve data on the final plat.

29. All lots shall be restricted to interior road access.
30. All driveways shall be a minimum of 60' from intersection fillets.
31. The subdivision streets shall be designed to meet the roadway standards of the current Calvert County Road Ordinance in effect at the time of road plan review.
32. Note on the plats that the proposed alleys shall be private, non-County owned and maintained and shall not be petitionable in perpetuity to the County for county ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road service normally provided by the County.
33. A widening strip of sufficient width to provide for an ultimate 60' right-of-way along Dowell Road shall be dedicated to the County. The deeds for the widening strips shall be submitted for recordation with the recording package.
34. Landscaped islands within County rights-of-way must be deeded to the homeowner's association; the County will not be responsible for their maintenance. This Department must approve plantings within the islands in order to insure adequate sight distance is maintained.
35. The road around the divided portion of relocated Dowell Road shall have 18' wide lanes and be signed one-way.
36. Mainsail Way and Gerald Way may be reduced to a 30' public rights-of-ways provided that they are designated as "one-way" streets.
37. Final road plan approval from the Dept. of Public Works is required prior to final plat recordation.
38. Previous Transportation comments #4 & #5 from the memo dated March 3, 2006 no longer apply, per the revisions made to the preliminary plan as requested by this Department.
39. Dowell Road improvements to be done as part of this subdivision shall include the following:
 - The design and construction of Dowell Road from the southern property line of the pump station lot on the west side of Dowell Road to its terminus on the Harbours at Solomons (HAS) project.
 - Dowell Road Design Speed is to be 40 miles per hour (mph). Posted Speed is to be 30 mph.
 - The pavement structure as provided by URS shall be used for the HAS section of Dowell Road.
 - Curb and gutter for Dowell Road is to be 8" "A". All other streets in the HAS development can be 6" curb and gutter.
 - All Right-of-Way negotiations and acquisitions along both the County and the HAS sections of Dowell Road are to be provided by Calvert County. Plats in both the County and the HAS sections are to be provided by URS.
 - The HAS section of Dowell Road is to be a 36' section from Face of Curb (FOC) to face of Curb (18' southbound lane, 18' northbound lane, both lanes striped for 15'

lanes and a 3' space to FOC). The county section of Dowell Road is to be a 40' section FOC to FOC (15' southbound lane, 10' center turning lane, 15' northbound lane). A transition from the 40' three lane County Section to the 36' 2 lane HAS section is to occur in +/- 220' from the southern property line of the pump station on the west side of Dowell Road to the first side street to the west in the HAS development. This transition is to be with a thermo plastic pavement marking or other lane direction device.

- Sidewalk along the HAS section of Dowell Road is to have an 8' bike/sidewalk abutting the curb on both sides of Dowell road to allow a loop for the bike path without having to cross Dowell Road.
 - URS is to provide HAS with the drainage areas for the County Section of Dowell Road draining to the HAS section of Dowell Road. HAS is to investigate the possibility of managing the runoff in the HAS development Stormwater Management (SWM) structure.
 - Show all storm drainage easements and points of discharge on the final plat. Note on the plat that no permanent structures are allowed within the storm drain easements.
40. Show all storm drainage easements and points of discharge on the final plat. Note on the final plat that no permanent structures are allowed within the stormdrain easements.
41. The stormwater management (SWM) study submitted is approved in concept. In accordance with Section 4.1(a) of the SWM Ordinance, the final design of the SWM facilities must be submitted prior to final approval of the subdivision in order that easements necessary for SWM may be shown on the plat.
42. In addition to the road improvements required by the County, a mitigation plan for road improvements in the area of Dowell Road, MD Rt. 765 and MD Rt. 2/4 shall be reviewed and accepted by SHA prior to final plat approval.

Water & Sewer

43. Construction plans to finalize the required design of water and sewerage infrastructure must be submitted prior to final approval of the subdivision in order that easements and pump station parcels necessary for community sewer and water may be shown on the plat. It appears that a minimum of two pumping stations will be necessary to accommodate this subdivision. The conveyance of such parcels shall be specified in the Public Works Agreement for the Water and Sewer.

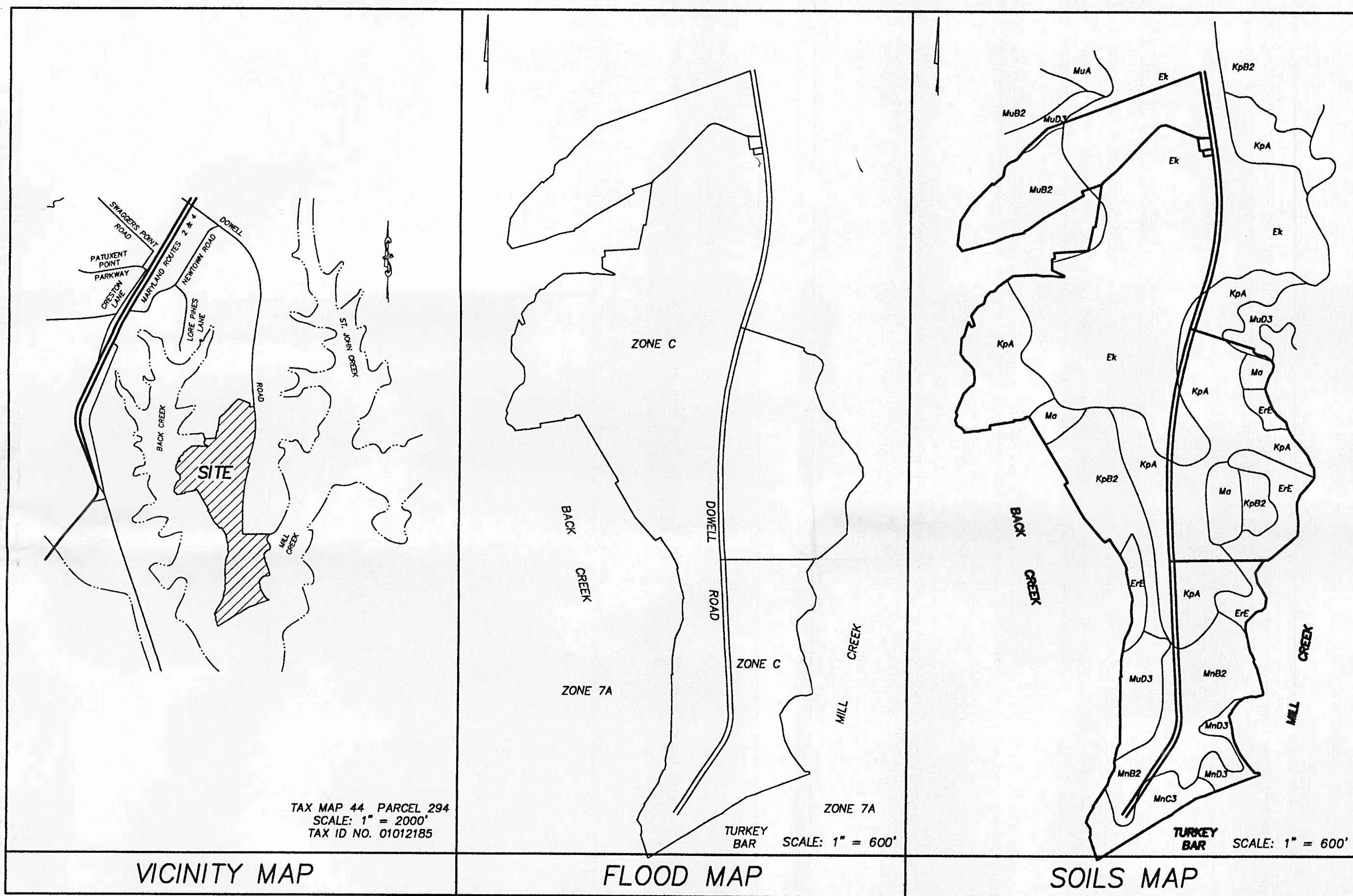
"THE HARBOURS AT SOLOMONS" DEMOLITION, CLEARING AND SEDIMENT & EROSION CONTROL PLANS

LOCATED ON DOWELL ROAD
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
FOR: CC GROUP

PERMANENT AND TEMPORARY SEEDING:

- A) SEED PREPARATION: APPLY 100 POUNDS PER 1000 SQUARE FEET OF PULVERIZED LIMESTONE AND 12 POUNDS PER 1000 SQUARE FEET OF 10-20-20 EQUIVALENT FERTILIZER, HARROW OR DISC ON THE CONTOUR INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES, CONTINUE FILLING UNTIL A REASONABLY FINE SEEDBED HAS BEEN PREPARED.
- B) SEEDING: USE KENTUCKY 31, TALL FESCUE AT THE RATE OF 5 TO 7 POUNDS PER 1000 SQUARE FEET ON A MOIST SEEDBED, MINIMUM COVERAGE - 1/4 INCH - STABILIZED BY MULCHING WITH UNWEATHERED, UNCHOPPED, SMALL GRAIN STRAW SPREAD AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE MULCH TO BE ANCHORED BY ASPHALT TIE-DOWN METHOD, OR APPROVED EQUAL. SEEDING TO BE DONE ONLY BETWEEN FEBRUARY 1ST TO APRIL 15TH OR AUGUST 15TH TO OCTOBER 15TH.
- C) TEMPORARY SEEDING OR SODDING TO BE DONE ON COMPLETION OF CONSTRUCTION GRADING: SEEDING TO BE ROOTED KENTUCKY 31, TALL FESCUE. IF REQUIRED, SOD SHALL BE TRANSPLANTED WITHIN 36 HOURS OF HARVESTING. EACH STRIP OF SOD TO BE PLANTED WITH AT LEAST 2 STAKES SPACED NOT MORE THAN 2 FEET APART.
- D) THE REGULATIONS, COMAR .08.05.01.06, APPLICATION FOR APPROVAL OF EROSION AND SEDIMENT CONTROL PLANS (B)(V) REQUIRE THE APPLICANT TO SUBMIT (IV) DETAILS OF TEMPORARY AND PERMANENT STABILIZATION MEASURES INCLUDING PLACEMENT OF THE FOLLOWING STATEMENT ON THE PLAN FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
- 1) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND:
 - 2) FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- E) THE REQUIREMENTS OF COMAR .08.05.01.06, (B)(3)(IV) DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE, OR FOR THOSE OF A SURFACE MINE SITE WHERE THE STABILIZATION MATERIAL WOULD CONTAMINATE THE RECOVERABLE RESOURCE. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" (1994), WHICH IS INCORPORATED BY REFERENCE IN REGULATION .08.05.01.10.

SLOPE SEEDING TO BE MSHA MIX NO. 1C.



SEDIMENT AND EROSION CONTROL TABLE		
DISTURBED AREA	-	25.27 AC±
TREE CLEARING	-	19.10 AC±
STABILIZED CONSTRUCTION ENTRANCE	SCE	1 EA
SILT FENCE	SF	3,738 LF

SEQUENCE OF CONSTRUCTION	
1. DISTURB ONLY WHERE NEEDED TO INSTALL REQUIRED EROSION AND SEDIMENT CONTROL PRACTICES, & CLEARWATER DIVERSIONS. ONLY CLEARING TO TAKE PLACE IS FOR THE INSTALLATION OF PONDS, CLEARWATER DIVERSIONS, & PERIMETER DEVICES.	5 DAYS
2. INSTALL EROSION AND SEDIMENT CONTROL PRACTICES WHERE INDICATED ON THIS APPROVED EROSION AND SEDIMENT CONTROL PLAN.	10 DAYS
3. CONTACT THE APPROPRIATE INSPECTING AGENCY. NO FURTHER CLEARING, GRADING, OR OTHER LAND DISTURBANCE ACTIVITY IS PERMITTED UNTIL THE INSPECTING AGENCY CERTIFIES THAT ALL REQUIRED EROSION AND SEDIMENT CONTROLS ARE PROPERLY INSTALLED ACCORDING TO THE RELEVANT CONSTRUCTION STANDARD. ALL OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE INSPECTING AGENCY IS GIVEN.	
4. SEDIMENT CONTROL PRACTICES WILL BE MAINTAINED ACCORDING TO THE MARYLAND 1994 STANDARDS AND COUNTY REGULATIONS, UNTIL THE ENTIRE SITE IS STABILIZED, INSPECTED, AND FINAL APPROVAL IS GIVEN BY THE APPROPRIATE STATE/COUNTY AGENCY.	
* 5. DEMO CONCRETE & FOUNDATIONS THEN CLEAR & GRUB SITE TO THE LIMITS SHOWN.	30 DAYS
6. PERMANENTLY TOPSOIL, FERTILIZE, SEED AND MULCH DISTURBED AREAS.	5 DAYS
7. CONTACT THE INSPECTING AGENCY FOR FINAL INSPECTION.	1 DAY
8. REMOVE SEDIMENT CONTROL.	10 DAYS
TOTAL ESTIMATED TIME OF CONSTRUCTION:	61 DAYS

*ITEMS THAT CAN BE DONE CONCURRENTLY

LEGEND		
DESCRIPTION	EXISTING	PROPOSED
BENCHMARK		
BUILDING		
CONTOURS		
CURB		
GUARD RAIL		
PROPERTY LINE/RIGHT-OF-WAY LINE		
Q LINES		
RIPRAP OR SURGE STONE		
CONCRETE		
LIMIT OF DISTURBANCE		
SILT FENCE		
STABILIZED CONSTRUCTION ENTRANCE		
STORMDRAIN		
SPOT ELEVATION	x 123.45	
TREE LINE		
UTILITY - OVERHEAD WIRES	-OHU-	
UTILITY POLE	-O-	
SIDEWALK / CONCRETE		

INDEX OF DRAWINGS

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SEDIMENT & EROSION CONTROL DETAILS	4 OF 4

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

TEST PITS TO BE PERFORMED PRIOR TO EXCAVATION WORK PROCEEDS TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES. NOTIFY UTILITIES COMPANIES 48 HOURS PRIOR TO COMMENCING WORK IN THESE AREAS.

SURVEYOR'S / ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL MEETS THE REQUIREMENTS, STANDARDS AND SPECIFICATIONS OF THE CALVERT COUNTY SOIL CONSERVATION DISTRICT.

BY: DANIEL J. KELSH MD PE #17627 DATE: 4/3/06

OWNER'S / DEVELOPER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY PERSON OF RESPONSIBILITY INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, COMPLIANCE INSPECTORS.

BY: CC GROUP (REP) DATE:

COLLINSON, OLIFF & ASSOCIATES, INC.
Surveyors - Engineers
Land Planners
288 MERRIMAC COURT
PRINCE FREDERICK, MARYLAND 20678
410-535-3101 • 301-855-1599 • FAX: 410-535-3103 • EMAIL: INFO@COLIINC.COM

COA

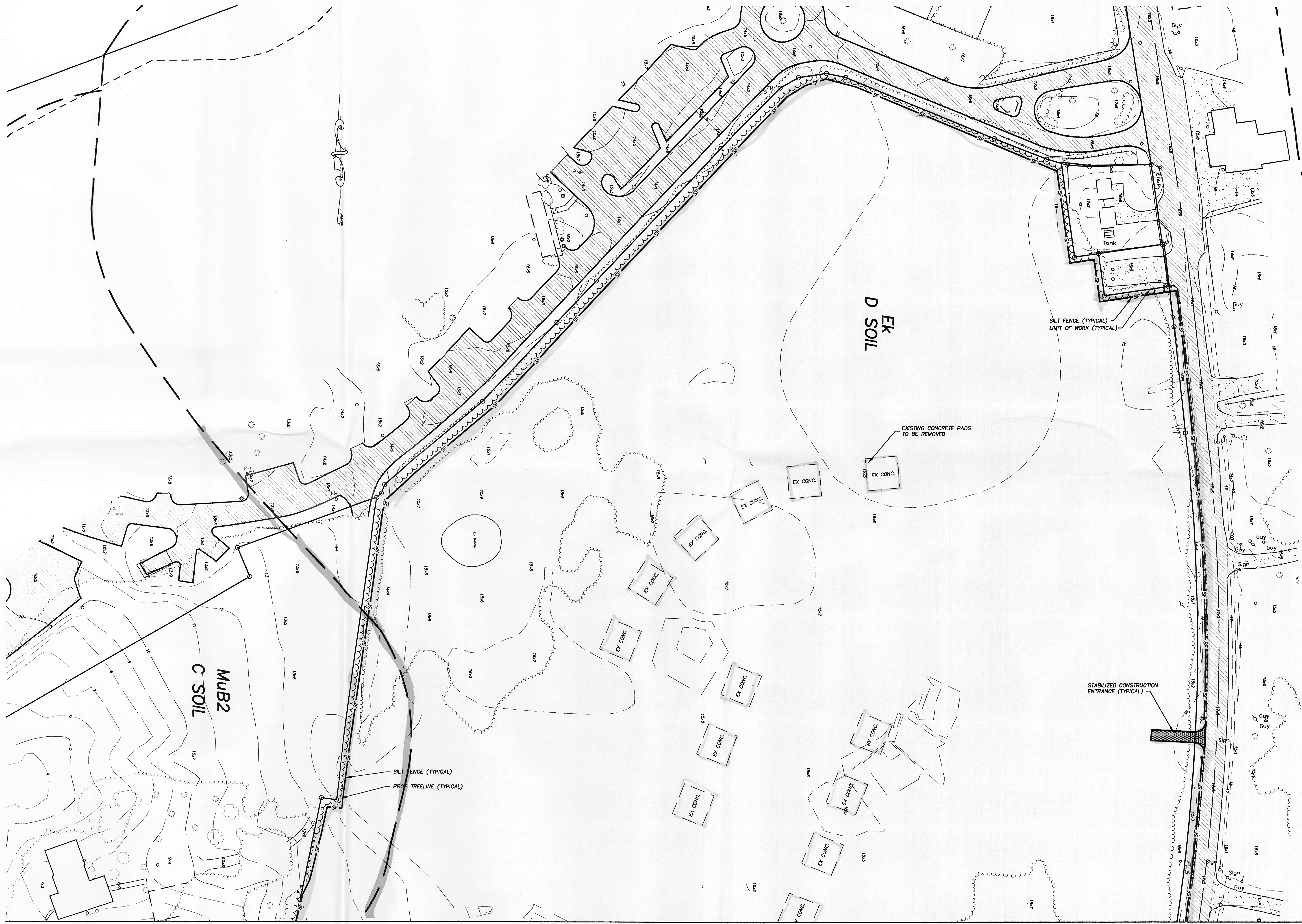
DANIEL J. KELSH MD PE #17627
4/3/06
DATE

COVER, NOTES & DETAILS
"THE HARBOURS AT SOLOMONS"
SEDIMENT & EROSION CONTROL PLANS
LOCATED ON DOWELL ROAD
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
FOR: CC GROUP

THIS STAMP IN
RED COLOR
INDICATES ORIGINAL

SHEET NO. 1

FILE NO. B - 32 - 21



MATCHLINE ~ SEE SHEET 3

DEMOLITION, CLEARING AND SEDIMENT & EROSION CONTROL PLAN
SCALE 1" = 40'

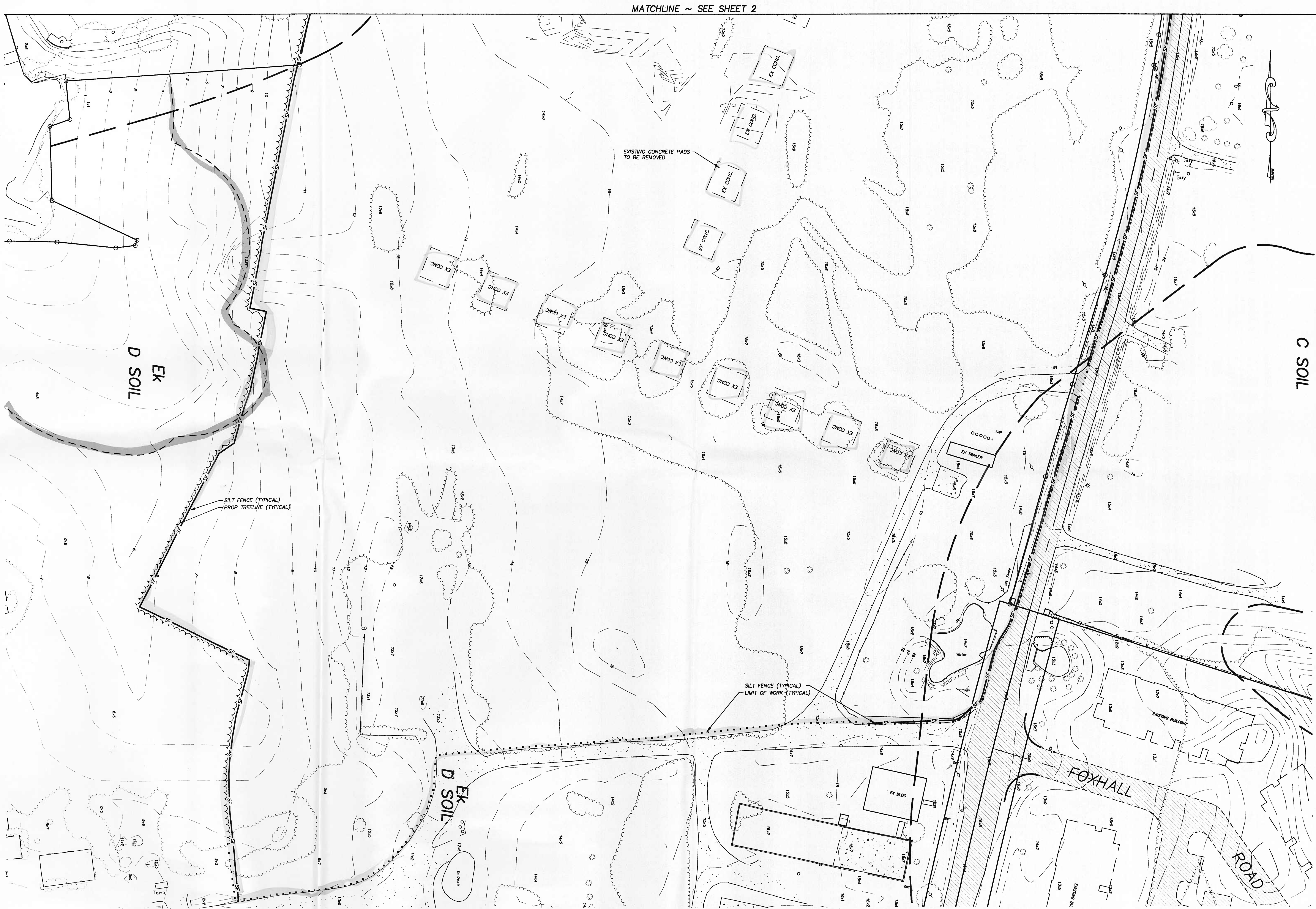
DEMOLITION, CLEARING AND SEDIMENT & EROSION CONTROL PLAN
"THE HARBOURS AT SOLOMONS"
LOCATED ON DOWELL ROAD FIRST DISTRICT, CALVERT COUNTY, MARYLAND
FOR: CC GROUP
THIS STAMP IN RED COLOR INDICATES ORIGINAL
SHEET NO. 2
FILE NO. B - 32 - 21 A

SCALE AS SHOWN	FOLDER REFERENCE TAX MAP 44 GRID	PARCEL 294
DATE APR. 2006	DATE	REVISION
JOB NO. 1-8667	DATE	DATE
DRAWN BY TOM G.	DATE	DATE
APPROVED KEU	DATE	DATE
CASE NO. SPR 06-	DATE	DATE

OFFICE OF MARYLAND DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS DESIGN SECTION	DANIEL J. KELSH MD PE # 17627 4/29/06 DATE
----------------------------------------------------------------------------------------------------	--------------------------------------------------

COLLISON, OLIFF & ASSOCIATES, INC.	Surveyors • Engineers Land Planners
288 MERRIMAC COURT PRINCE FREDERICK, MARYLAND 20678	410-535-3101 • 301-855-1599 • FAX: 410-535-3103 • EMAIL: INFO@OANC.COM

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DEMOLITION, CLEARING AND SEDIMENT & EROSION CONTROL PLAN

SCALE 1" = 40'

COLLINSON, OLIFF & ASSOCIATES, INC.	
Surveyors • Engineers Land Planners	
288 MERRIMAC COURT PRINCE FREDERICK, MARYLAND 20678 410-535-3101 • 301-855-1599 • FAX: 410-535-3101 • EMAIL: INFO@COAINC.COM	
DATE 7/2/06	
RECEIVED JUL 25 2006	
CATHART AREA COMMISSION Geographic & Atlantic Coastal Trays	
SCALE AS SHOWN	DATE APR. 2006
JOB NO. 1-8667	DRAWN BY TOM G.
APPROVED KEU	CASE NO. SPR 06-
FOLDER REFERENCE TAX MAP 44 GRID PARCEL 294	
SEDIMENT & EROSION CONTROL PLAN	
"THE HARBOURS AT SOLOMONS"	
LOCATED ON DOWELL ROAD	
FIRST DISTRICT, CALVERT COUNTY, MARYLAND	
FOR: CC GROUP	
THIS STAMP IN RED COLOR INDICATES ORIGINAL	
SHEET NO. 3	
FILE NO. B - 32 - 21 B	

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DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

1. Length - minimum of 50' (#30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.

4. Stone - crushed aggregate (2' to 3') or reclaimed or recycled concrete equivalent shall be placed at least 6' deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6' of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6' minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

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MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL 22 - SILT FENCE

SLOPE STEEPNESS	(MAXIMUM) SLOPE LENGTH	(MAXIMUM) SILT FENCE LENGTH
FLATTER THAN 50:1	UNLIMITED	UNLIMITED
50:1 TO 10:1	125 FEET	1,000 FEET
10:1 TO 5:1	100 FEET	750 FEET
5:1 TO 3:1	80 FEET	500 FEET
3:1 TO 2:1	40 FEET	250 FEET
2:1 AND STEEPER	20 FEET	125 FEET

NOTE: IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS A SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

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MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

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MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL 32 - STRAW BALE DIKE

1. Length - minimum of 50' (#30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.

4. Stone - crushed aggregate (2' to 3') or reclaimed or recycled concrete equivalent shall be placed at least 6' deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6' of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6' minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

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MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

SILT FENCE

SLOPE STEEPNESS	(MAXIMUM) SLOPE LENGTH	(MAXIMUM) SILT FENCE LENGTH
FLATTER THAN 50:1	UNLIMITED	UNLIMITED
50:1 TO 10:1	125 FEET	1,000 FEET
10:1 TO 5:1	100 FEET	750 FEET
5:1 TO 3:1	80 FEET	500 FEET
3:1 TO 2:1	40 FEET	250 FEET
2:1 AND STEEPER	20 FEET	125 FEET

NOTE: IN AREAS OF LESS THAN 2% SLOPE AND SANDY SOILS (USDA GENERAL CLASSIFICATION SYSTEM, SOIL CLASS A) MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS A SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

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MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

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MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

COLLISON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

288 MERRIMAC COURT
PRINCE FREDERICK, MARYLAND 20678
410-535-1599 • FAX: 410-535-3103 • EMAIL: INFO@COAINC.COM

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JUL 25 2006

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

SEDIMENT & EROSION CONTROL DETAILS

"THE HARBOURS AT SOLOMONS"

LOCATED ON DOWELL ROAD
FIRST DISTRICT, CALVERT COUNTY, MARYLAND

FOR CC GROUP

THIS STAMP IN
RED COLOR
INDICATES ORIGINAL

SHEET NO. 4

FILE NO. B - 32 - 21 C



**CALVERT COUNTY
DEPARTMENT OF PLANNING & ZONING**

150 Main Street
Prince Frederick, Maryland 20678
Phone: (410) 535-2348 • (301) 855-1243

Director
Gregory A. Bowen

Board of Commissioners
Gerald W. Clark
David F. Hale
Linda L. Kelley
Wilson H. Parran
Susan Shaw

May 26, 2006

Critical Area Commission
Attn: Ms. Kerrie Gallo
1804 West Street, Suite 100
Annapolis, MD 21401

Subject: Harbours at Solomons

Dear Kerrie,

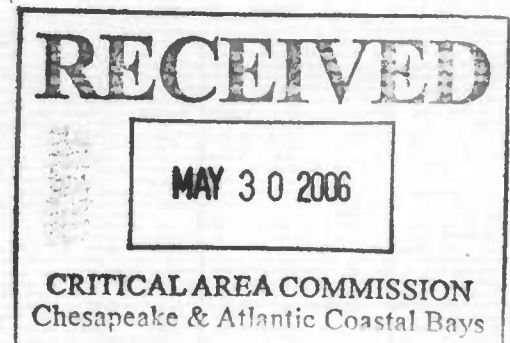
Enclosed is the Staff Report for Harbours at Solomons that you requested from Olivia on 18 May 2006.

If you need additional information, please do not hesitate contacting us.

Sincerely,

Becky Parkinson
Office Assistant II

enc



Mailing Address: 175 Main Street, Prince Frederick, Maryland 20678

Maryland Relay for Impaired Hearing or Speech 1-800-735-2258

RECEIVED

MAY 30 2006

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

Item 8c

Planning Commission Presentation 05-17-06

SD 02-08A, Harbours at Solomons

The site is located at the end of Dowell Road in Dowell. Oyster Bay Condominiums is located to the north of the site. Windward Harbour Condominiums and Mill Creek Condominiums, both of which were derived from the original parent tract, are located on the east side of Dowell Road across from the property. The site now consists of a 97.743± acre residue parcel (Parcel 294). The parcel is located within the Sub-districts, E-1 and E-3 of the Solomons Town Center. The site is also located within the Critical Area's Intense Development Area (IDA). The application was accepted as adequate for distribution on February 14, 2006 and is therefore, subject to the Zoning Ordinances in effect prior to the May 1, 2006 amendments.

The property is located on a peninsula that is surrounded by Back Creek and Mill Creek. The site is currently developed with numerous structures including approximately 337 commercial piers. Some of the existing buildings support marina related businesses including the Southern Maryland Sailing Association, Washburn's Boatyard, and Custom Marine Fabrications. There is also full service restaurant and carryout located on-site as well as the Dowell Post Office. The property also contains a number of buildings/structures that were constructed as part of the U.S. Navy Amphibious Training Base (ATB), which operated from 1942 – 1945 (see HDC comments attached). Some of these structures have been listed on the Maryland Inventory of Historic Properties under CT-800. The applicant is proposing adaptive reuse of one of the structures, the Senior Officer's Quarters, which will be renovated and incorporated into a proposed community center. The HDC applauds this decision and suggests that the applicant consider the benefits of designating the Officer's Quarters as a Historic District. In addition, there are other structures identified by the HDC that are worthy of preservation. Accordingly, the HDC requests that if these buildings cannot be integrated into the project, that they be offered for relocation.

Within the Town Center, non-tidal wetlands are not required to be deducted prior to calculating density. The subdivision application is for 252 single-family detached lots on 69.491± acres, leaving a 28.252 acres residue. The residue will continue to support most of the existing commercial businesses located on the site. Consequently, the residential density can only be calculated on the 69.491 acres. Within the Solomons Town Center, the residential density may be increased to no more than seven units per acre via Transfer Zone. There is no density limit applied within the Critical Area, IDA. With 252 lots, the proposed density equates to 3.63 units per acre. The maximum conventional density in the Solomons Town Center is one unit per acre. The density may be increased to no more than seven units per acre via Transfer Zone and the use of five Transfer Development Rights (TDR's) for each of the 183 units above the conventional density (69 units), for a total of 915 TDR's. The applicant however, is choosing to designate the development as an "age-restricted" community; therefore, no TDR's shall be required.

The Solomons Zoning Ordinance does not set specific requirements for open space and recreation. Consequently, these requirements are taken from Article 7-1.06.S.3 of the Calvert County Zoning Ordinance. Per the Ordinance, 650 sq. ft. of neighborhood recreation must be

8c

provided per unit of which 200 sq. ft. (of 1.157 acres) must be developed with specific recreational facilities. With 252 units, 163,800 sq. ft. (or 3.78 acres) of land suitable for neighborhood recreation must be provided with 50,400 sq. ft. (or 1.16 acres) developed with active recreational facilities. Based upon the criteria set forth in the Ordinance, three open play fields (or village greens) and 5,292 sq. ft. of paved area facilities (i.e. shuffle board, hand ball, or other formal net games, etc.) must be provided. The applicant is proposing to substitute the standard recreational facilities for ones that better suit the needs of residents 55 years or older. Four mini-parks totaling 45,149 sq. ft. (or 1.036 acres) have been provided throughout the community. In addition, a 7.988 acre parcel will be provided near the southern tip of the property for a large community recreational center. The Senior Officer's Quarters will be renovated and enlarged for use as a community center. There is an existing swimming pool on-site that is currently used by the Southern Maryland Sailing Association and the residents of Windward Harbour. This pool will be relocated adjacent to the community center. A fitness center will also be incorporated into the community center. Originally, it appears that a portion of the recreation area and improvements required for Mill Creek Condo development was located on the subject property. To resolve this conflict, the owner/applicant has conveyed a 1.0± acre recreation area parcel (located on the south side of the lake) to the Mill Creek Council of Unit Owners. In addition, the applicant has extended an offer to the both Windward Harbor and Mill Creek homeowners associations to participate in the use of the community center and pool complex. The mini-parks and the 7.988 acre community center parcel will be conveyed to a Homeowner's Association.

As proposed, the subdivision layout does not provide the residents with any common area water frontage. The site's waterfront has been included within the residue parcel to be retained by the current landowner for possible future marina related development. The landowner has agreed to the provision of a pervious surfaced pathway to be constructed along the length of the waterfront that may be used by the residents. This pathway will run from the commercial marina on Back Creek to the Community Center and to Mainsail Way adjacent to Mill Creek. Portions of this pathway will be placed primarily within the Critical Area buffer. Sidewalks will also be provided along both sides of the public streets. Furthermore, the sidewalks will be widened to 8' along the west side of Dowell Road and the interior loop road, to serve as a bike lane.

Vehicular access to approximately 194 of the lots will be via 20' wide alleyways. These alleyways will range in length from 150' linear feet (serving 3 lots) to approximately 635' (serving 22 lots). The Calvert County Zoning Ordinance defines an alley as, "A public or private right-of-way that connects two or more streets and is intended to provide access to the rear or side of a building or lot. It is intended for local traffic only." Otherwise, neither the Solomons Zoning Ordinance nor the Calvert County Zoning Ordinance addresses the use alleyways within residential subdivisions. All lots with access to an alleyway will have rear-loaded garages. It should be noted that the alleyways have not been designed as separate right-of-ways parcels but instead, will be located over the common rear lot lines and situated within the rear setbacks of the lots. The alleyways will be managed and maintained by a Homeowners Association. The remainder of the lots (58) will have access from a public right-of-way with front load garages. Two of the public right-of-ways (Gerald Way and Mainsail Way) have been reduced to 30' in width, which is permitted under Article 7-1.06.D.8 of the Calvert County Zoning Ordinance. The reduction has also been, approved by the Dept. of Public Works with the condition that the streets be restricted to "one-way" movement.

Two exterior parking places must be provided on each lot and 15% overflow parking must also be provided within an easy walking distance of the majority of the units. The required overflow parking will be met primarily with parallel parking incorporated into the public right-of-way. In addition to the residential parking requirements, the applicant was required to document that there was adequate parking to serve the existing facilities, including 437 commercial boat slips (at a rate on one parking space per two slips, plus 15% overflow parking), two restaurants (at a rate of one parking space per 50 sq. ft. of floor area) and the proposed community center. A parking plan was submitted which indicated that based upon the requirements, 936 spaces will be required and 1,204 parking spaces will be provided. However, it should be noted that a portion of the parking spaces required for the commercial slips are located on the residue, adjacent to the commercial buildings that support the marina related businesses. Parking counts were not provided for these building/businesses so, the parking plan may have to be revised as part of the required Improvement Plan and additional parking spaces provided on the residue to accommodate these buildings/businesses.

There are two waterfront parcels (Parcels 531 and 548, currently under one ownership) located north of the commercial portion of the residue, which have limited access via an easement through the Oyster Bay Condo development. The contract purchaser of the parcels has requested additional access be provided through this subdivision proposal. The applicants have provided a 50' wide future right-of-way to the parcels. The use of this right-of-way, however, will have to be negotiated by the owner of the adjacent parcels.

Comments from the Utilities Bureau indicate that the subdivision is located within the existing boundaries of the Solomons Sanitary District Service Area and will be served by an existing water and sewer system. The project is in conformance with the current Calvert County Comprehensive Water and Sewer Plans for Water Planning Category W-1 and Sewerage Planning Category S-1 (Existing and/or Under Construction). Furthermore, the Solomons Sanitary District water supply and sewerage systems have adequate capacity to serve this proposed project, taking into account all existing and all approved proposed developments within in this service area. Upgrades and extensions of the systems including the addition of at least two pumping stations may be required. Construction plans for the extensions/upgrades of the water and sewer systems to serve this site must be approved prior to final plat approval.

As part of the subdivision approval, road improvements in the area of Dowell Road and MD Rt. 275 are anticipated through the State Highway Administration (SHA). The applicants have met with SHA to develop a mitigation plan but SHA has not completed their traffic analysis. As with the water and sewer plans, staff is recommending that the road mitigation plan be approved prior to final plat approval.

With regard to the environmental aspects of the plan, the Critical Area Commission (CAC) has questioned whether subdivisions within the Buffer Exempt Area of the IDA is permissible under the County's Zoning Ordinances. It is their position that the 100' buffer should be maintained until such time that criteria for subdivisions within these areas have been approved by the CAC and adopted by the County. There is no wording within the applicable Zoning Ordinances that prohibits subdivision within the IDA buffer exempt area. Consequently, it is staff's position that although there is no specific criteria, there is an acknowledged 30' buffer required within the

Buffer Exempt Area as set forth in the Solomons Master Plan and Zoning Ordinance to which the application must adhere.

The following agencies have submitted comments:

Engineering memo dated:	05-02-06
Transportation memo dated:	03-03-06 & 05-01-06
Environmental memo dated:	05-03-06, 05-08-06 & 05-11-06
Critical Area Com. memo dated:	03-21-06
MD Dept. Natural Res. memos dated:	03-16-06
MD Dept. of Environment memo dated:	003-16-06
SHA memo dated:	05-04-06
Historic District Com. memos dated:	04-28-06 & 05-05-06
Water and Sewer memo dated:	05-08-06
Army Corp of Engineers (JD):	08-22-01

The Department of Planning and Zoning has reviewed the proposed subdivision, SD02-08A, The Harbour at Solomons, 252 single-family detached lots and the review agency comments and recommends preliminary approval, subject to the following conditions:

Section I - Subdivision Layout and Design

1. Site development shall comply with all of the policies and requirements of the Solomon's Town Center Master Plan and Zoning Ordinance, and the Calvert County Zoning Ordinance in effect prior to the May 1, 2006 amendments.
2. The application shall be subject to meeting all of the requirements of the Critical Areas, IDA zone. This shall be noted on all subsequent plans and permits.
3. Per Article 5-2.02.C.3.c of the Calvert County Zoning Ordinance, each lot shall have a 25' minimum of frontage along a public right-of-way, except for two adjacent flag lots where the frontage for each lot may be reduced to 12.5' with the provision of a shared driveway and required easements.
4. Per Article 7 of the Calvert County Zoning Ordinance, the Planning Commission may

require sidewalks. The Solomons Master Plan also specifies the provision of sidewalks in developments containing over 10 lots, in order to maintain and enhance the sense of community. The Master Plan also specifies, "sidewalks are deemed necessary and all pedestrian circulation and automobile traffic should be separated and clearly defined". Therefore, staff recommends that sidewalks (min. 5' in width) be provided on both sides of all public rights of ways. Furthermore, the sidewalk shall be a minimum 8' in width along the west side of Dowell Road and along the primarily internal loop road to serve as a bike lane. Easements shall be provided on the final plats for the installation and maintenance of the sidewalks that are located outside the public rights-of-way. A note shall be added to the final plat indicating that the sidewalks shall be constructed by the developer and maintained by the individual property owner or the homeowner's association. A deed for the easement shall be submitted with the recording package.

5. Per the Solomons Master Plan and Zoning Ordinance (V-9) a bike path is required along the western side of Dowell Road. A minimum 8' wide bike path/lane shall be provided along Dowell Road and the primarily internal loop road (Creek View Dr., Riverwatch Dr. south of Dowell Rd. and Adm. Hewitt Drive, between Creek View Dr. and Riverwatch Dr.). The design of the bike path shall be included in both the road construction plans and Improvement Plans.
6. The Solomons Zoning Ordinance does not set specific requirements for open space and recreation. Consequently, these requirements are taken from Article 7-1.06.S.3 of the Calvert County Zoning Ordinance. A minimum 650 sq. ft. of neighborhood recreation must be provided per unit, of which 200 sq. ft. must be developed with specific recreational facilities. With 252 units, 163,800 sq. ft. (or 3.78 acres) of land suitable for neighborhood recreational must be provided with 50,400 sq. ft. (or 1.16 acres) developed with active recreational facilities.

The minimum recreational facilities to be provided are as follows:

Playing Fields/Village Greens:

150 sq. ft. per unit; min. size per field: 10,000 sq. ft., Dimensions: 100' X 100'.

$252 \text{ (units)} \times 150 = 37,800 \text{ sq. ft.} = 3.78 \text{ fields}$, which equates to 3 fields with 7,800 sq. ft. remaining to be applied to satisfy other rec. facilities.

Paved Area:

21 sq. ft. per unit

Dimensions: Min. $\frac{1}{2}$ court: 50' X 42' (2,100 sq. ft) or whole court: 50' X 84 (4,200 sq. ft.) (i. e. basketball, shuffleboard, handball, or other formal net games, etc.)

$252 \text{ (units)} \times 21 = 5,292 \text{ sq. ft.} = \text{two } \frac{1}{2} \text{ courts or one full court}$, with 1,092 sq. ft. remaining for other rec. facilities.

The Planning Commission may approve variations in size and dimensions of the required recreational facilities.

Other Recreation:

Facilities from remaining acreage (i.e. fishing piers, fitness trails outdoor theaters, etc.)
7,800 sq. ft. (open play) + 1,092 sq. ft. (paved area) = 8,892 sq. ft. of additional rec. area required

Proposed:

Playing Fields/Village Greens:

Four mini-parks (two under the 10,000 sq. ft. minimum) totaling 45,149 sq. ft. (or 1.036 acres), to be located throughout the community. In addition, a 7.988 acre parcel will be provided near to the southern tip of the property for a community recreational center.

Paved Area:

To be determined with Improvement Plan.

Other Recreation: (7,800 sq. ft.)

Community Center with pool and fitness center (on the 7.988 acre parcel). The Senior Officer's Quarters will be renovated and enlarged for use as the Community Center. Actual size (sq. ft.) of community center and pool complex not yet determined. Provision of a pathway along the waterfront from the restaurant on Back Creek to the Mainsail Way on Mill Creek.

Staff has reviewed the proposed neighborhood recreation. With the exception of meeting the paved areas requirement, this proposal appears to be consistent with the intent of the Ordinance. The amount of land provided for recreation far exceeds the required acreage. With regard to the proposed recreational facilities, staff recommends that the remaining recreational facilities requirements be worked out as part of the required Improvement Plan to ensure that the facilities are appropriate for the age group of the residents. Staff also recommends that in accordance with the Environmental recommendations for planting within the pervious areas of the site, that the neighborhood recreation areas, including the 7.8 community center parcel, be landscaped as part of the Improvement Plan.

7. Per Article 7-1.06.D.6 of the Calvert County Zoning Ordinance, if a portion of a tract or an adjacent parcel is not subdivided, suitable access to street openings for eventual extension of the streets shall be provided.

There are two waterfront parcels, Parcels 531 and 548 (currently under one ownership) situated between the commercial residue and Oyster Bay Condominiums that have limited access via an easement through the Oyster Bay development. In accordance with the above provision, the contract purchaser of the parcels has requested additional access be provided through this subdivision proposal. The applicant has set aside a 50' wide future right-of-way, between Lots 18 and 19 (off of Creek View Drive) for access to the parcels. The 50' wide future right-of-way to Parcels 531 and 548 shall be shown and noted on the final plat.

8. The alleyways, as shown on the preliminary plan, shall maintain a minimum width of 20' (10' on each side of the common property line of the residential lots). The alleyways shall be constructed by the developer to standards set forth by DPW. The alleyways shall be managed and maintained by a Homeowners Association. Access easements for the alleyways shall be shown and noted on the final plats. A deed of easement shall be provided for recordation with the final plats.
9. Article 7-1.06.D.8 of the Calvert County Zoning Ordinance, two of the public rights-of-ways (Gerald Way and Mainsail Way) may be reduced to 30' in width provided that the streets be restricted to "one-way" movement and indicated as such on the final plats.

Section II- Minimum Requirements and Standards

Planning and Zoning – Subdivision Regulations and Zoning Ordinance

1. Provide signed certificates by the Health Officer, surveyor and owner on the final plat.
2. The subdivision application is for 252 single-family detached lots on approximately 69.491 acres, leaving a 28.252 acres residue. The residue will continue to support most of the existing commercial businesses located on the site. Consequently, the residential density can only be calculated on the 69.491 acres*. Within the Solomons Town Center, the residential density may be increased to no more than seven units per acre via Transfer Zone. There is no density limit applied within the IDA. With 252 lots, the proposed density equates to 3.63 units per acres. Five Transfer Development Rights (TDR's) are required for each of the 183 units above the new base density of 69 units, for a total of 915 TDR's.

** In reviewing the site plan files for Mill Creek Condominiums and The Harbour at Solomons (SPR 97-24 and SPR 02-36), it appears that 1/2 of the right-of-way for Dowell Road fronting these developments (a 1.069 acre widening strip) was included in the density calculations for the condo units. This portion of the right-of-way has also been included on the subject preliminary plan (for dedication purposes) and appears to have counted in the overall acreage. In addition, staff would like verification that the 1.0± acre recreation area parcel that was conveyed to Windward Harbor was not included in the overall acreage. Staff recommends that any areas within the residential portion of the site that are required to satisfy the parking requirements for the commercial marina of existing businesses be subtracted from the residential acreage and that the applicant's engineer provide revised acreage and density figures prior to final plat submittal. Staff considers these adjustments to the plan minor in nature, as they are not expected to result in changes to the layout of number of lots proposed herein.*

3. Within the Solomon's Town Center, the density may be increased up to no more than seven units per acre with the use of five Transfer Development Rights (TDR's) for each lot above the permitted conventional density of 69 units.

The applicant has chosen to designate the development as an "age-restricted"

community. Per Section VII.D.2.b of the Solomons Zoning Ordinance, "The use of Transfer Development Rights (TDR's) shall not be required for elderly (age-restricted) housing developments limited to individuals fifty-five (55) years of age or older. As part of the final plat approval, however, a declaration of covenants shall be submitted for recordation among the land records of Calvert County. The covenants shall be referenced on the final plats and all subsequent development plans. The Declaration of Covenants shall specify to the property owners and residents of the subdivision, the restrictions for elderly housing and the requirements that shall apply, if the project is converted to general housing in the future.

4. The final plat shall include the required setbacks as set forth in accordance with the Chapter VII.D.2.c-e (and Table 2) of the Solomons Zoning Ordinance. The Ordinance permits developments in the E-1 and E-3 Sub-districts to reduce the minimum lot width below 75' (no further minimum is cited) provided that certain parking requirements are met. The height of all structures shall adhere to Chapter VII.D.4 of the Solomons Zoning Ordinance. The height restrictions shall be noted on the final plat.

The applicants are proposing to reduce minimum lot widths within the subdivision below the 75' and therefore, must meet the parking criteria set forth by the provision; specifically, two off street parking places shall be provided for each dwelling per unit and 15% of the total number of parking spaces provided for the lots shall be provided for guest and overflow parking. Such parking can either be provided as on-street parking or as separate parking areas within easy walking distance of the majority of dwelling units within the development. These conditions shall be addressed as part of Condition 5, Section II (below).

5. Parking for this development shall comply with the requirements of Chapter VII.D.2.D.6 and D.7 (as applicable) of the Solomons Zoning Ordinance and Article 6-2 of the Calvert County Zoning Ordinance. This shall include all proposed development and the existing development to remain on the site (including the residue parcel). The parking counts and parking plan shall be revised as necessary prior to final plat submittal. The required parking for the proposed and existing facilities shall be shown and noted on the final plats.
6. Per Article 7-1.05.D.4 of the Calvert County Zoning Ordinance, the age-restricted subdivisions are exempt from meeting the requirements Adequate Public Facilities Ordinance (APFO) for school adequacy (capacity). The subdivision must still meet the APFO requirements for roads prior to final plat approval. A note to this effect shall be included on the final plat.
7. As the proposal is for a single family-detached subdivision there is no separate Site Plan approval required. However, per Article 7-1.09 of the Calvert County Zoning Ordinance, the applicant shall submit an Improvement Plan and bond estimate to address any required site amenities including, but not necessarily limited to, the sidewalks, bike paths, pathways, street trees, street lighting, recreational facilities (including the community center), as well as all required landscaping. The Improvement Plan and bond estimate shall be submitted to the Dept. of Planning and Zoning for review and approval prior to

final plat approval. Bonding for the required amenities shall be posted with the Public Works Agreement. A note referencing the Improvement Plan and bonding shall be included on the final plat.

8. The developer shall be responsible for construction of all the required amenities and a homeowners/property owners association shall be responsible for the maintenance of the amenities. Per Article 7-1.06.S.4 of the Calvert County Zoning Ordinance, when areas are reserved for common use by all property owners in the subdivision, a trust agreement (i.e. covenants) shall be made a part of the deed restriction and shall provide for the development and perpetual supervision and maintenance of the common areas and improvements. Prior to final plat approval, the applicant shall also provide documentation that such covenants have been executed. Per previous Planning Commission policy, a statement must also be provided on the final plat and signed by the applicant stipulating that prior to settlement, all purchasers of lots are to be fully informed of the existence of covenants, the extent of the common areas and facilities and the responsibilities of each homeowner to participate in the costs and maintenance of the common areas and facilities.
9. The following names have been approved by Planning & Zoning and shall be shown on the final plats; for the public right-of-way, Admiral Hewitt Drive, Creek View Drive, Ensign Road, Fairwinds Road, Gerald Way, Hazelton Road, Mainsail Way, Reveille Road, Riverwatch Drive, Victory Lane, and Whitecap Road (note: Dowell Road, Belle Field Road and Foxhall Road will be used as they are extensions of existing roads). For the Alleyways: Aweigh Place, Boom Place, Bosun Place, Drouge Place, Cringle Place, Gull Place, Marlin Place, Mooring Place, Tiller Place, Sail Place, Skipper Place, Sloop Place, and Shipyard Place.
10. House numbers are to be shall be assigned off of the public right-of-ways only and shall in no case be assigned off of an alleyway. This shall be noted on the final plat. The assigned house numbers shall be shown on the final plat. The assigned house numbers will be provided at time of final plat review.
11. All site development within this subdivision (including signage and the renovation of the existing house into a clubhouse) is subject to Architectural Review in accordance with P.F.Z.O, Chapter Section VII. A note to this effect shall be included on the final plat.

Environmental – Wetlands, Floodplain, Conservation Areas and Associated Buffers

12. Indicate on the final plat the 100-year floodplain areas that exist on-site. A minimum 10' setback must also be provided adjacent to all 100-year floodplain areas. Label all 100-year floodplain areas and required setbacks on the final plat and place a note on the plat stating that no residential construction will be permitted within the 100-year floodplain.
13. A Jurisdictional Determination of Wetlands (JD) was approved by the Army Corp. of Engineers and accepted by the Environmental Planner. A Wetland Evaluation Report prepared By McCarthy & Associates, Inc. in March 2001 was also submitted and accepted by the Environmental Planner. All tidal and non-tidal wetlands must be

delineated on the final plat. A minimum 50' undisturbed natural vegetation buffer shall be maintained from the boundaries of the non-tidal wetland landward. Per Article 8, of the County Zoning Ordinance, label the wetlands and 50' wetland buffer on the final plat and place a note on the plat indicating that, "the non-tidal wetlands and associated buffer areas are to be left undisturbed in perpetuity and are to serve for water quality benefits." The amount of non-tidal wetlands (in acres) shall be included on the final plat.

14. Show not only the lateral lines but also the required setback for the lateral lines on the final plat.
15. Development within the Critical Area, IDA requires that there be a 10% reduction in pollutants. The calculations have been provided and must be carried out through the road construction and stormwater management plans. A note shall be added to all subsequent plans and plats.
16. Per the Solomons Master Plan and Zoning Ordinance (Chapter VIII.a), the 30' buffer area (within the E-1 Sub-district) and the 100' buffer/ extended buffer (within the E-3 Sub-district) shall be clearly delineated on all subsequent plats and plans. The 100' buffer area shall be designated as a non-disturbance area except to the minimum extent necessary for the provision of a pervious pathway. The following conditions apply to the 30' buffer area (within Sub-district E-1), no parking is permitted within the buffer/setback, all structures are to be of pervious surface materials, no decks may be higher than 5' above ground level and only water dependant facilities are permitted (per COMAR definitions). A note to this effect shall be included on in the covenants deeds, plats and plans.

There are existing improvements that encroach into the 30' buffer, primarily on the residue. Where feasible, the improvements must be relocated outside of the buffer areas. Any remaining or proposed encroachment must meet the Critical Area regulations and Solomon Town Center Zoning Ordinance requirements.

17. Native vegetation shall be established in the required Critical Area Buffers. Wherever practical, permeable areas (outside the buffers) shall also be established in native vegetation and redevelopment shall reduce existing levels of pollutions. Street trees and park plantings would in part be an acceptable method of fulfilling this requirement. This shall be addressed on the Improvement Plan.

This requirement is also consistent with the Solomons Master Plan (Chapter III.5, page 52) that states that the impacts of noise and lighting from waterfront development can be significantly reduced, if not altogether eliminated, by requiring adequate landscape buffering along the waterfront in new developments.

18. Where walkways and other development impact wetlands or wetland buffers, State and/or Federal permits may be required. A note to this effect shall be included on all subsequent plats and plans.
19. All walkways and paths in or adjacent to the required buffers shall be designed using

pervious surface material. Construction of the walkways shall be done in such a manner as to minimize disturbance within the buffers.

20. Critical Area Commission

21. All of the comments in the Critical Area Commission letter dated March 21, 2006 must be resolved or met prior to final plat approval (attached).

Historic District Commission

22. The applicant/land owner shall arrange for the HDC or its designee, to conduct an Archeological Assessment of the site prior to the issuance of any demolition, grading and or building permits. A note to this effect shall be included on the final plats.
23. Per the HDC memos of April 28, 2006 and May 5, 2006 , the property was once site of a Navel Amphibious Training Base (ATB). Several buildings associated with the ATB have been included on the Maryland Inventory of Historic Properties (CT-800) Based the general policies set forth in the Solomons Master Plan (Chapter II.C.9, pg 44) and the HDC comments, staff recommends that those structures identified by the HDC (and any other historically significant structures subsequently found by the Archaeological Assessment), be preserved on-site and integrated into the proposed development. If this is not possible, staff recommends that the structures be made available to the HDC for relocation. The HDC also recommends that the applicant consider the benefits of placing (at a minimum) the Officer's Quarters into a Historic District.
24. Other archaeological sites have been located in the vicinity of this project. Consequently, it is possible that archaeological remains will be encountered during site preparation. The developer/contractor shall notify the HDC if, during construction, any archaeological artifacts are discovered on-site. A note reflecting this condition shall be added to the final plat.

Public Works and State Highway Administration - Road Standards and Stormwater Management DPW, Engineering Bureau

25. The applicant's surveyor shall certify on the plat that the locations of all subdivision street intersections and entrances meet or exceed AASHTO sight distance criteria for the posted speed of the road. An easement shall be provided on the final plat to accommodate the sight distance triangles.
26. The applicant's surveyor shall certify on the plat that an entrance location exists along the lot, be it on a public road or alley that meets or exceeds the sight distance requirements of the Calvert County Road Ordinance.
27. A shared driveway shall serve Lots 249 & 250. An easement shall be shown on the final plat to facilitate this. A deed of easement shall be submitted for recordation with final plats.
28. All subdivision street curves shall be designed to meet the minimum standards as set forth in the Calvert County Road Ordinance. Show horizontal curve data on the final plat.

29. All lots shall be restricted to interior road access.
30. All driveways shall be a minimum of 60' from intersection fillets.
31. The subdivision streets shall be designed to meet the roadway standards of the current Calvert County Road Ordinance in effect at the time of road plan review.
32. Note on the plats that the proposed alleys shall be private, non-County owned and maintained and shall not be petitionable in perpetuity to the County for county ownership or for County maintenance. The developer shall be responsible for providing for the construction and the lot owners shall be responsible for maintenance including snow removal and repairs as well as other improvements and road service normally provided by the County.
33. A widening strip of sufficient width to provide for an ultimate 60' right-of-way along Dowell Road shall be dedicated to the County. The deeds for the widening strips shall be submitted for recordation with the recording package.
34. Landscaped islands within County rights-of-way must be deeded to the homeowner's association; the County will not be responsible for their maintenance. This Department must approve plantings within the islands in order to insure adequate sight distance is maintained.
35. The road around the divided portion of relocated Dowell Road shall have 18' wide lanes and be signed one-way.
36. Mainsail Way and Gerald Way may be reduced to a 30' public rights-of-ways provided that they are designated as "one-way" streets.
37. Final road plan approval from the Dept. of Public Works is required prior to final plat recordation.
38. Previous Transportation comments #4 & #5 from the memo dated March 3, 2006 no longer apply, per the revisions made to the preliminary plan as requested by this Department.
39. Dowell Road improvements to be done as part of this subdivision shall include the following:
 - The design and construction of Dowell Road from the southern property line of the pump station lot on the west side of Dowell Road to its terminus on the Harbours at Solomons (HAS) project.
 - Dowell Road Design Speed is to be 40 miles per hour (mph). Posted Speed is to be 30 mph.
 - The pavement structure as provided by URS shall be used for the HAS section of Dowell Road.
 - Curb and gutter for Dowell Road is to be 8" "A". All other streets in the HAS development can be 6" curb and gutter.
 - All Right-of-Way negotiations and acquisitions along both the County and the HAS sections of Dowell Road are to be provided by Calvert County. Plats in both the County and the HAS sections are to be provided by URS.
 - The HAS section of Dowell Road is to be a 36' section from Face of Curb (FOC) to face of Curb (18' southbound lane, 18' northbound lane, both lanes striped for 15'

lanes and a 3' space to FOC). The county section of Dowell Road is to be a 40' section FOC to FOC (15' southbound lane, 10' center turning lane, 15' northbound lane). A transition from the 40' three lane County Section to the 36' 2 lane HAS section is to occur in +/- 220' from the southern property line of the pump station on the west side of Dowell Road to the first side street to the west in the HAS development. This transition is to be with a thermo plastic pavement marking or other lane direction device.

- Sidewalk along the HAS section of Dowell Road is to have an 8' bike/sidewalk abutting the curb on both sides of Dowell road to allow a loop for the bike path with out having to cross Dowell Road.
 - URS is to provide HAS with the drainage areas for the County Section of Dowell Road draining to the HAS section of Dowell Road. HAS is to investigate the possibility of managing the runoff in the HAS development Stormwater Management (SWM) structure.
 - Show all storm drainage easements and points of discharge on the final plat. Note on the plat that no permanent structures are allowed within the storm drain easements.
40. Show all storm drainage easements and points of discharge on the final plat. Note on the final plat that no permanent structures are allowed within the stormdrain easements.
41. The stormwater management (SWM) study submitted is approved in concept. In accordance with Section 4.1(a) of the SWM Ordinance, the final design of the SWM facilities must be submitted prior to final approval of the subdivision in order that easements necessary for SWM may be shown on the plat.
42. In addition to the road improvements required by the County, a mitigation plan for road improvements in the area of Dowell Road, MD Rt. 765 and MD Rt. 2/4 shall be reviewed and accepted by SHA prior to final plat approval.

Water & Sewer

43. Construction plans to finalize the required design of water and sewerage infrastructure must be submitted prior to final approval of the subdivision in order that easements and pump station parcels necessary for community sewer and water may be shown on the plat. It appears that a minimum of two pumping stations will be necessary to accommodate this subdivision. The conveyance of such parcels shall be specified in the Public Works Agreement for the Water and Sewer.

INFORMATION STATEMENT

OWNER: CALVERT MARINA, LLC
P.O. BOX 157
SOLOMONS, MD 20688

APPLICANT: CC GROUP, LLC
P.O. BOX 157
SOLOMONS, MD 20688

CONSULTANT: COLLINSON, OLIFF & ASSOCIATES, INC.
P.O. BOX 2209
PRINCE FREDERICK, MD 20678
(410) 535-3101

DEED REFERENCE: K.P.S. 1147/580 & A.B.E. 390/514
DEED DATE: DECEMBER 30, 1998 & DECEMBER 30, 1986

CURRENT ZONING: TC (CRITICAL AREA: IDA)

WATER PLANNING CATEGORY: W1
SEWER PLANNING CATEGORY: S1

PREDOMINANT SOIL TYPES: BUTLERTOWN, MATAPEAKE AND
RUMFORD-EVESBORO

TOTAL AREA: 97.743 AC±
AVERAGE LOT SIZE: 7,269 SF±
MINIMUM LOT SIZE: 4,661 SF±
TOTAL NUMBER OF LOTS: 252
RIGHT-OF-WAY AREA: 15,706 AC±
LOT AREA: 42,053 AC±
AREA IN PARCELS: 9,945 AC±
RESIDUE AREA: 29,789 AC±
WIDENING STRIP AREA: 0,249 AC±



VICINITY MAP
TAX MAP 44 - PARCEL 294
SCALE: 1" = 2000'
TAX ID NO. 01012185

BACK CREEK

MILL CREEK

COURSES AND DISTANCES	
1	100' YEAR FLOOD PLAIN
2	FOREST RETENTION AREA LINE
3	LIMIT OF NON-DISTURBANCE VEGETATED BUFFER
4	NON-TOTAL WETLANDS
5	ASSIGNED HOUSE NUMBER
6	BUILDING RESTRICTION LINE
7	SHARED DRIVEWAY EASEMENT
8	BEACH ACCESS EASEMENT

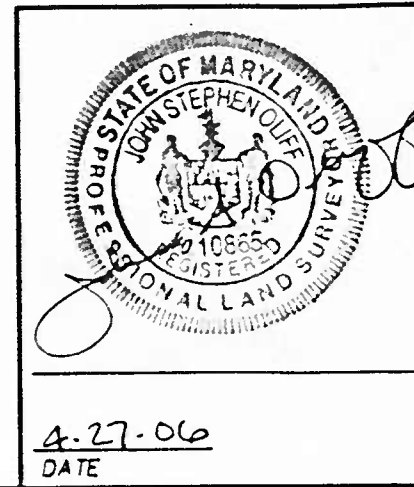
LEGEND

100' YEAR FLOOD PLAIN
FOREST RETENTION AREA LINE
LIMIT OF NON-DISTURBANCE VEGETATED BUFFER
NON-TOTAL WETLANDS
ASSIGNED HOUSE NUMBER
BUILDING RESTRICTION LINE
SHARED DRIVEWAY EASEMENT
BEACH ACCESS EASEMENT

NOTES

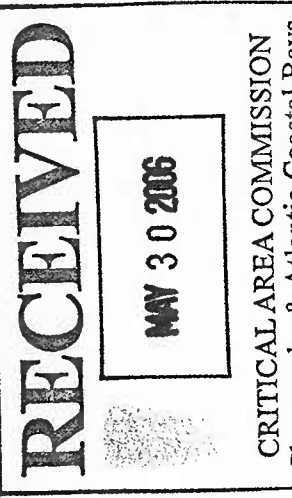
- TOPOGRAPHY SHOWN HEREON TAKEN FROM AN AERIAL SURVEY BY POTOMAC AERIAL SURVEYS. DATUM IS NGVD 1988 WITH A 2' CONTOUR INTERVAL.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE CALVERT COUNTY STORMWATER MANAGEMENT ORDINANCE.
- BUILDING RESTRICTION LINES ARE AS FOLLOWS: 15' FRONT (EXCEPT ALONG DOWELL ROAD WHERE IT IS 50' UP TO RIVERWATCH DRIVE), 6' SIDES AND 20' REAR.
- THIS PROPERTY LIES ENTIRELY WITHIN THE CRITICAL AREA (IDA).
- THIS SUBDIVISION IS AGE RESTRICTED (55 AND OVER).

PRELIMINARY PLAN
THE HARBOURS AT SOLOMONS
LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A



COLLINS, OLIFF & ASSOCIATES, INC.
Surveyors - Engineers
Land Planners
288 WERNMAC COURT
PRINCE FREDERICK, MARYLAND 20678
410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
FEB. 2006	1" = 100'
1-8667	DRAWN BY SH
APPROVED	APPROVED
DATE	REVISION
04/18/06	ADD EXTENDED BUFFER
04/18/06	REVISE LOT LINES
04/18/06	ADD ACCESS TO R. 344
04/18/06	REVISE PARCEL BOUNDARY
04/27/06	REVISE RES AREA ADJERS



Collinson, Oliff Associates, Inc.

Surveyors ~ Engineers ~ Land Planners

288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Comp1.xls
3/20/2006**IDA Zone: 20% Rule Calculations**PROJECT:
LOCATION:Sol Harbour
Dowell Rd
Area 1
1-8667

JOB #:

NEW DEVELOPMENT

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 36.32 acres	36.32 acres
Ia:		
Bldg.	= 0.25 acres	8.01 acres
Pave	= 1.37 acres	6.23 acres
Alleys	= 0.00 acres	1.61 acres
Conc.	= 1.84 acres	0.00 acres
Sidewlk	= 0.00 acres	2.24 acres
Gravel	= 1.35 acres	0.00 acres
Drives	= 0.00 acres	1.82 acres
Total	= 4.81 acres	19.91 acres
I= (Ia Tot / A)	= 13%	55%
Rv=0.05+0.009*I	= 0.17	0.55
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = 0.5 \times A$$

$$= 18.2 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 48.9 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 34.3 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.

Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Multiple Pond	65%	X	100.0%	X	48.9	=	31.8 lbs.	2.5 lbs.
Storm Filter	50%	X	3.0%	X	48.9	=	0.7 lbs.	1.8 lbs.
		X		X		=	lbs.	1.8 lbs.
		X		X		=	lbs.	1.8 lbs.
		X		X		=	lbs.	1.8 lbs.
		X		X		=	lbs.	1.8 lbs.

Offset Required = 1.8 lbs.

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP options(s) comply with the Critical Area 10% Rule.

Collinson, Oliff Associates, Inc.

Surveyors ~ Engineers ~ Land Planners

288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Comp1.xls
3/20/2006**IDA Zone: 20% Rule Calculations**PROJECT:
LOCATION:Sol Harbour
Dowell Rd
Area 2
1-8667

JOB #:

RE-DEVELOPMENT

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	5.08 acres	5.08 acres
Ia:			
Bldg.	=	0.01 acres	0.94 acres
Pave	=	0.46 acres	0.99 acres
Alleys	=	0.00 acres	0.20 acres
Conc.	=	0.09 acres	0.00 acres
Sidewlk	=	0.00 acres	0.43 acres
Gravel	=	0.40 acres	0.00 acres
Drives	=	0.00 acres	0.17 acres
Total	=	0.96 acres	2.73 acres
I= (Ia Tot / A)	=	19%	54%
Rv=0.05+0.009*I	=	0.22	0.54
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 2.7 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 6.7 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 4.5 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Surface Sand Filter	60%	X	100.0%	X	6.7	=	4.0 lbs.	0.5 lbs.
Storm Filter	50%	X	7.3%	X	6.7	=	0.2 lbs.	0.2 lbs.
		X		X		=	lbs.	0.2 lbs.
		X		X		=	lbs.	0.2 lbs.
		X		X		=	lbs.	0.2 lbs.
		X		X		=	lbs.	0.2 lbs.

Offset Required = 0.2 lbs.

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 10% Rule.

Collinson, Oliff Associates, Inc.

Surveyors - Engineers - Land Planners

288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Comp1.xls
3/20/2006**IDA Zone: 20% Rule Calculations**PROJECT:
LOCATION:Sol Harbour
Dowell Rd
Area 3
1-8667

JOB #:

RE-DEVELOPMENT

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	10.76 acres	10.76 acres
Ia:			
Bldg.	=	0.03 acres	1.53 acres
Pave	=	0.04 acres	2.06 acres
Alleys	=	0.00 acres	0.42 acres
Conc.	=	0.58 acres	0.00 acres
Sidewlk	=	0.00 acres	0.89 acres
Gravel	=	1.25 acres	0.00 acres
<u>Drives</u>	=	<u>0.00 acres</u>	<u>0.57 acres</u>
Total	=	1.90 acres	5.47 acres
I= (Ia Tot / A)	=	18%	51%
Rv=0.05+0.009*I	=	0.21	0.51
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

5.5 lbs./year

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

13.4 lbs./year

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

9.0 lbs.

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Wet ED Pond	60%	X	100.0%	X	13.4	=	8.0 lbs.	1.0 lbs.
Storm Filter	50%	X	9.2%	X	13.4	=	0.6 lbs.	0.3 lbs.
		X		X		=	lbs.	0.3 lbs.
		X		X		=	lbs.	0.3 lbs.
		X		X		=	lbs.	0.3 lbs.
		X		X		=	lbs.	0.3 lbs.

Offset Required = **0.3 lbs.**

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 10% Rule.

Collinson, Oliff Associates, Inc.

Surveyors - Engineers - Land Planners
288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Comp 1.xls
3/20/2006

IDA Zone: 20% Rule Calculations

PROJECT:
LOCATION:

Sol. Harbour
Dowell Rd
Area 4
1-8667

JOB #:

RE-DEVELOPMENT

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 6.15 acres	6.15 acres
Ia:		
Bldg.	= 0.04 acres	1.31 acres
Pave	= 0.00 acres	0.84 acres
Alleys	= 0.00 acres	0.00 acres
Conc.	= 0.08 acres	0.00 acres
Sidewlk	= 0.00 acres	0.26 acres
Gravel	= 0.81 acres	0.00 acres
Drives	= 0.00 acres	0.22 acres
Total	= 0.93 acres	2.63 acres
I= (Ia Tot / A)	= 15%	43%
Rv=0.05+0.009*I	= 0.19	0.44
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

2.9 lbs./year

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

6.6 lbs./year

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

4.3 lbs.

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Wet ED Pond	60%	X	100.0%	X	6.6	=	4.0 lbs.	0.3 lbs.
		X		X		=	lbs.	0.3 lbs.
		X		X		=	lbs.	0.3 lbs.
		X		X		=	lbs.	0.3 lbs.
		X		X		=	lbs.	0.3 lbs.
		X		X		=	lbs.	0.3 lbs.

Offset Required = 0.3 lbs.

**** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 10% Rule.**

Collinson, Oliff Associates, Inc.

Surveyors ~ Engineers ~ Land Planners

288 Merrimac Court

Prince Frederick, Maryland 20678

20% IDA Comp1.xls
3/20/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol Harbour
LOCATION: Dowell Rd
Area 5
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	4.62 acres	4.62 acres
Ia:			
Bldg.	=	0.03 acres	0.04 acres
Pave	=	0.00 acres	1.07 acres
Alleys	=	0.00 acres	0.00 acres
Conc.	=	0.06 acres	0.00 acres
Sidewlk	=	0.00 acres	0.16 acres
Gravel	=	0.85 acres	0.00 acres
<u>Drives</u>	=	<u>0.00 acres</u>	<u>0.00 acres</u>
Total	=	0.94 acres	1.27 acres
I= (Ia Tot / A)	=	20%	27%
Rv=0.05+0.009*I	=	0.23	0.29
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

2.6 lbs./year

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

3.3 lbs./year

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

1.2 lbs.

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Infiltration Trench	65%	X	45.0%	X	3.3	=	1.0 lbs.	0.2 lbs.
		X		X		=	lbs.	0.2 lbs.
		X		X		=	lbs.	0.2 lbs.
		X		X		=	lbs.	0.2 lbs.
		X		X		=	lbs.	0.2 lbs.
		X		X		=	lbs.	0.2 lbs.

Offset Required = 0.2 lbs.

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

20% IDA Comp1.xls
3/20/2006**IDA Zone: 20% Rule Calculations**PROJECT: Sol Harbour
LOCATION: Dowell Rd
Area 6
JOB #: 1-8867**NEW DEVELOPMENT**

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 10.66 acres	10.66 acres
Ia:		
Bldg.	= 0.03 acres	2.15 acres
Pave	= 0.00 acres	0.91 acres
Alleys	= 0.00 acres	0.20 acres
Conc.	= 0.32 acres	0.00 acres
Sidewlk	= 0.00 acres	0.27 acres
Gravel	= 0.14 acres	0.00 acres
<u>Drives</u>	= <u>0.00 acres</u>	<u>0.23 acres</u>
Total	= 0.49 acres	3.76 acres
I= (Ia Tot / A)	= 5%	35%
Rv=0.05+0.009*I	= 0.10	0.37
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = 0.5 \times A$$

$$= 5.3 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 9.7 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.8 \times L \text{ pre})$$

$$= 5.5 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Bio Retention Area	50%	X	100.0%	X	9.7	=	4.9 lbs.	0.7 lbs.
Storm Filter	50%	X	1.9%	X	9.7	=	0.1 lbs.	0.6 lbs.
		X		X		=	lbs.	0.6 lbs.
		X		X		=	lbs.	0.6 lbs.
		X		X		=	lbs.	0.6 lbs.
		X		X		=	lbs.	0.6 lbs.

Offset Required = **0.6 lbs.**

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

20% IDA Comp1.xls
3/20/2006

IDA Zone: 20% Rule Calculations

PROJECT: Sol Harbour
LOCATION: Dowell Rd
Area 7
JOB #: 1-8867

RE-DEVELOPMENT

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>		<u>Post - Dev.</u>
A (Total area)	=	8.87 acres		8.87 acres
Ia:				
Bldg.	=	0.21 acres		0.17 acres
Pave	=	0.00 acres		1.97 acres
Alleys	=	0.00 acres		0.00 acres
Conc.	=	0.28 acres		0.00 acres
Sidewlk	=	0.00 acres		0.00 acres
Gravel	=	1.86 acres		0.00 acres
<u>Drives</u>	=	<u>0.00 acres</u>		<u>0.00 acres</u>
Total	=	2.35 acres		2.14 acres
I= (Ia Tot / A)	=	26%		24%
Rv=0.05+0.009*I	=	0.28		0.27
C:	=	0.3 mg/l		0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L_{pre} = [(Rv \times C \times A \times 8.16)]$$

6.1 lbs./year

STEP 3: Calculate the post-development load (L post).

$$L_{post} = [(Rv \times C \times A \times 8.16)]$$

5.9 lbs./year

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L_{post} - (0.8 \times L_{pre})$$

1.0 lbs.

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Bioretention Area	50%	X	15.0%	X	5.9	=	0.4 lbs.	0.6 lbs.
		X		X		=	lbs.	0.6 lbs.
		X		X		=	lbs.	0.6 lbs.
		X		X		=	lbs.	0.6 lbs.
		X		X		=	lbs.	0.6 lbs.
		X		X		=	lbs.	0.6 lbs.

Offset Required = **0.6 lbs.**

**** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 10% Rule.**

Keystone Phosphorus Removal Rates

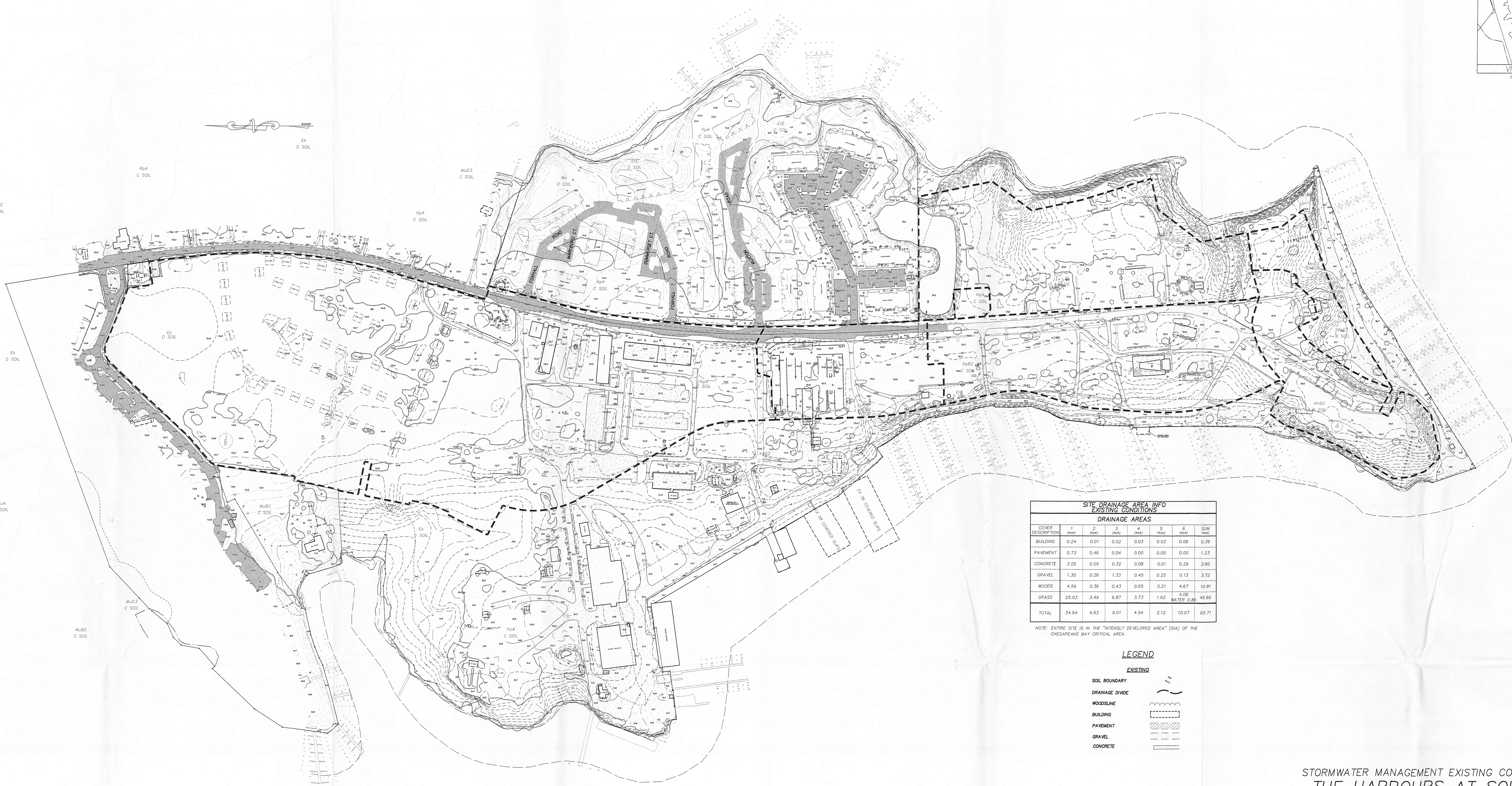
Code	BMP List	TP%	Comments
P-1	Micropool ED	40%	
P-2	Wet Pond	50%	
P-3	Wet ED Pond	60%	
P-4	Multiple Pond	65%	
P-5	Pocket Pond	50%	
W-1	Shallow Wetland	40%	
W-2	ED Wetland	40%	
W-3	Pond / Wetland	55%	
W-4	Pocket Wetland	40%	
I-1	Infiltration Trench	65%	
I-2	Infiltration Basin	65%	
F-1	Surface Sand Filter	50%	
F-2	Underground Sand Filter	50%	Storm Filter
F-3	Perimeter Sand Filter	50%	
F-4	Organic Filter	50%	
F-5	Pocket Sand Filter	40%	
F-6	Bioretention	50%	
O-1	Dry Swale	65%	
O-2	Wet Swale	40%	

PCL XL error

Error: InsufficientMemory

Operator: PaintPath

Position: 88830



NOTE: ENTIRE SITE IS IN THE "INTENSLY DEVELOPED AREA" (IDA) OF THE CHESAPEAKE BAY CRITICAL AREA.

EXISTING

- | | |
|-----------------|--|
| SOIL BOUNDARY | |
| DRAINAGE DIVIDE | |
| WOODSLINE | |
| BUILDING | |
| PAVEMENT | |
| GRAVEL | |
| CONCRETE | |

STORMWATER MANAGEMENT EXISTING CONDITIONS MAP
THE HARBOURS AT SOLOMONS
LOCATED IN LUSBY
FIRST DISTRICT, CALVERT COUNTY, MARYLAND

**C
O
A**  **COLLINSON, OLIFF & ASSOCIATES, INC.**
Surveyors • Engineers
Land Planners
288 MERRIMAC COURT
PRINCE FREDERICK, MARYLAND 20678

DATE AUG. 2006	SCALE 1" = 100'
JOB NO. 1-8667	DRAWN BY TOM G.
FLOOR REF. THE HARBORS AT SOLOMONS	APPROVED KEU
DATE	REVISION

Stormwater Management Study

Of

The Harbours at Solomons

For

CC Group

By

Collinson Oliff & Associates

P.O. Box 2209

Prince Frederick Maryland, 20678

410-535-3101 OR 301-855-1599

RECEIVED

JUN 22 2006

CRITICAL AREA COMMISSION

KEU
February 9, 2006
Auth. 1-8667

Table of Contents

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Analysis of Possible Credits	10
Water Quality Volume (WQv) Calculations for BMP Sizing	11
Conclusion	19

Appendices

Appendix A	Pre Development and Post Developed Site Map (Map shows: computations, site cover, soils, reach lengths and contours)
Appendix B	BMP Code

Introduction

The following is a stormwater management study is for The Harbours at Solomons Property. The project is located at the end of Dowell Road on a peninsula bordered by Back Creek to the west and Mill Creek to the east, in the Solomons Town Center, the first election District of Calvert County, Maryland.

The property study area contains +/- 82.46 acres. The north half of the property is wooded in the existing condition. The southern portion of the site is currently utilized by the Calvert Marina, with the exception of a +/- 10.66 acre section on the Mill Creek side of the site. The entire Calvert Marina Property was once a United States Navy base several years ago. The site topography slopes primarily from a ridgeline that runs through the center of the property from north to south. For this study, seven drainage areas were considered for the property. The areas were segmented as shown on the drainage area maps due to existing ground covers and also to account for the projected developed discharge points of the proposed storm drainage system. For areas one and six the computations were performed for New Development (existing impervious areas less than 15%) because of no development existing in those areas. For areas two thru five and seven, because of the development in conjunction with Calvert Marina, the drainage areas were computed as Redevelopment Areas (existing impervious areas greater than 15%). The Calvert County Soil Survey indicates the site is primarily "C and D" type soil with isolated "B" type soils. (See drainage area map for soil types in Appendix B).

The development planned for the property is to consist of the subdivision of 252 single-family lots. All lots will be serviced with public water and sewer, and a closed storm drainage system. The property lies within the Intensely Developed Area (IDA) of the critical area. Therefore, in accordance with the 2000 Stormwater Design Manual Volumes I & II the Recharge Volume (Rev), Channel Protection Volume (Cpv), Over the Bank Flood Volume (Qp), and Extreme Flood Volume (Qr) are not required because of direct discharge to tidal waters.

The following report will provide computations for the pollutant removal required, the planned Best Management Practice (BMP) for the pollutant removal, analysis of possible credits for the proposed development, and the Water Quality Volume required for the BMP volume design.

Pollutant Removal Requirement Calculation & BMP Selection

Collinson, Oliff Associates, Inc.

Surveyors ~ Engineers ~ Land Planners

288 Merrimac Court

Prince Frederick, Maryland 20678

10% IDA Comp1.xls
2/9/2006**IDA Zone: 10% Rule Calculations**PROJECT:
LOCATION:Sol. Harbour
Dowell Rd
Area 1
1-8667

JOB #:

NEW DEVELOPMENT

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 36.32 acres	36.32 acres
Ia:		
Bldg.	= 0.25 acres	8.01 acres
Pave	= 1.37 acres	6.23 acres
Alleys	= 0.00 acres	1.61 acres
Conc.	= 1.84 acres	0.00 acres
Sidewlk	= 0.00 acres	2.24 acres
Gravel	= 1.35 acres	0.00 acres
Drives	= 0.00 acres	1.82 acres
Total	= 4.81 acres	19.91 acres
I = (Ia Tot / A)	= 13%	55%
Rv = 0.05 + 0.009 * I	= 0.17	0.55
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = 0.5 \times A$$

$$= 18.2 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 48.9 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.9 \times L \text{ pre})$$

$$= 32.5 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Multiple Pond	65%	X	100.0%	X	48.9	=	31.8 lbs.	0.7 lbs.
Storm Filter	50%	X	3.0%	X	48.9	=	0.7 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

$$\text{Offset Required} = (0.0) \text{ lbs.}$$

3

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

10% IDA Comp1.xls
2/9/2006**IDA Zone: 10% Rule Calculations**PROJECT:
LOCATION:Sol. Harbour
Dowell Rd
Area 2
1-8667

JOB #:

RE-DEVELOPMENT

STEP 1: Estimate parameters:

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	5.08 acres	5.08 acres
Ia:			
Bldg.	=	0.01 acres	0.94 acres
Pave	=	0.46 acres	0.99 acres
Alleys	=	0.00 acres	0.20 acres
Conc.	=	0.09 acres	0.00 acres
Sidewlk	=	0.00 acres	0.43 acres
Gravel	=	0.40 acres	0.00 acres
Drives	=	0.00 acres	0.17 acres
Total	=	0.96 acres	2.73 acres
I= (Ia Tot / A)	=	19%	54%
Rv=0.05+0.009*I	=	0.22	0.54
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 2.7 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 6.7 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.9 \times L \text{ pre})$$

$$= 4.3 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Surface Sand Filter	60%	X	100.0%	X	6.7	=	4.0 lbs.	0.3 lbs.
Storm Filter	50%	X	7.3%	X	6.7	=	0.2 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

$$\text{Offset Required} = 0.0 \text{ lbs.}$$

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10% IDA Comp1.xls
2/9/2006**IDA Zone: 10% Rule Calculations**PROJECT: Sol Harbour
LOCATION: Dowell Rd
Area 3
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

	<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	= 10.76 acres	10.76 acres
Ia:		
Bldg.	= 0.03 acres	1.53 acres
Pave	= 0.04 acres	2.06 acres
Alleys	= 0.00 acres	0.42 acres
Conc.	= 0.58 acres	0.00 acres
Sidewlk	= 0.00 acres	0.89 acres
Gravel	= 1.25 acres	0.00 acres
<u>Drives</u>	= <u>0.00 acres</u>	<u>0.57 acres</u>
Total	= 1.90 acres	5.47 acres
I= (Ia Tot / A)	= 18%	51%
Rv=0.05+0.009*I	= 0.21	0.51
C:	= 0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

5.5 lbs./year

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

13.4 lbs./year

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.9 \times L \text{ pre})$$

8.5 lbs.

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Wet ED Pond	60%	X	100.0%	X	13.4	=	8.0 lbs.	0.5 lbs.
Storm Filter	50%	X	9.2%	X	13.4	=	0.6 lbs.	-0.2 lbs.
		X		X		=	lbs.	-0.2 lbs.
		X		X		=	lbs.	-0.2 lbs.
		X		X		=	lbs.	-0.2 lbs.
		X		X		=	lbs.	-0.2 lbs.

Offset Required = **(0.2) lbs.**

5

** If the LOAD REMOVED is equal or greater than the pollutant removal requirement (RR) calculated in STEP 4, then the on-site BMP option(s) comply with the Critical Area 10% Rule.

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Prince Frederick, Maryland 20678

10% IDA Comp1.xls
2/9/2006**IDA Zone: 10% Rule Calculations**PROJECT: Sol Harbour
LOCATION: Dowell Rd
Area 4
JOB #: 1-8667**RE-DEVELOPMENT**

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	6.15 acres	6.15 acres
Ia:			
Bldg.	=	0.04 acres	1.31 acres
Pave	=	0.00 acres	0.84 acres
Alleys	=	0.00 acres	0.00 acres
Conc.	=	0.08 acres	0.00 acres
Sidewlk	=	0.00 acres	0.26 acres
Gravel	=	0.81 acres	0.00 acres
Drives	=	0.00 acres	0.22 acres
Total	=	0.93 acres	2.63 acres
I= (Ia Tot / A)	=	15%	43%
Rv=0.05+0.009*I	=	0.19	0.44
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

2.9 lbs./year

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

6.6 lbs./year

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.9 \times L \text{ pre})$$

4.0 lbs.

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Wet ED Pond	60%	X	100.0%	X	6.6	=	4.0 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = 0.0 lbs.

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Prince Frederick, Maryland 20678

10% IDA Comp1.xls
2/9/2006**IDA Zone: 10% Rule Calculations**PROJECT:
LOCATION:Sol Harbour
Dowell Rd
Area 5
1-8667

JOB #:

RE-DEVELOPMENT

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	4.62 acres	4.62 acres
Ia:			
Bldg.	=	0.03 acres	0.04 acres
Pave	=	0.00 acres	1.07 acres
Alleys	=	0.00 acres	0.00 acres
Conc.	=	0.06 acres	0.00 acres
Sidewlk	=	0.00 acres	0.16 acres
Gravel	=	0.85 acres	0.00 acres
Drives	=	0.00 acres	0.00 acres
Total	=	0.94 acres	1.27 acres
I= (Ia Tot / A)	=	20%	27%
Rv=0.05+0.009*I	=	0.23	0.29
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

2.6 lbs./year

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

3.3 lbs./year

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.9 \times L \text{ pre})$$

1.0 lbs.

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Infiltration Trench	65%	X	45.0%	X	3.3	=	1.0 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = 0.0 lbs.

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Prince Frederick, Maryland 20678

10% IDA Comp1.xls
2/9/2006**IDA Zone: 10% Rule Calculations**PROJECT: Sol Harbour
LOCATION: Dowell Rd
Area 6
JOB #: 1-8667**NEW DEVELOPMENT**

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	10.66 acres	10.66 acres
la:			
Bldg.	=	0.03 acres	2.15 acres
Pave	=	0.00 acres	0.91 acres
Alleys	=	0.00 acres	0.20 acres
Conc.	=	0.32 acres	0.00 acres
Sidewlk	=	0.00 acres	0.27 acres
Gravel	=	0.14 acres	0.00 acres
Drives	=	0.00 acres	0.23 acres
Total	=	0.49 acres	3.76 acres
I= (la Tot / A)	=	5%	35%
Rv=0.05+0.009*I	=	0.10	0.37
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = 0.5 \times A$$

$$= 5.3 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 9.7 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.9 \times L \text{ pre})$$

$$= 4.9 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Bio Retention Area	50%	X	100.0%	X	9.7	=	4.9 lbs.	0.1 lbs.
Storm Filter	50%	X	1.9%	X	9.7	=	0.1 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

Offset Required = **0.0 lbs.**

Collinson, Oliff Associates, Inc.Surveyors - Engineers - Land Planners
288 Merrimac Court

Prince Frederick, Maryland 20678

10% IDA Comp1.xls
2/9/2006**IDA Zone: 10% Rule Calculations**PROJECT:
LOCATION:Sol Harbour
Dowell Rd
Area 7
1-8667

JOB #:

RE-DEVELOPMENT

STEP 1: Estimate parameters.

		<u>Pre - Dev.</u>	<u>Post - Dev.</u>
A (Total area)	=	8.87 acres	8.87 acres
Ia:			
Bldg.	=	0.21 acres	0.17 acres
Pave	=	0.00 acres	1.97 acres
Alleys	=	0.00 acres	0.00 acres
Conc.	=	0.28 acres	0.00 acres
Sidewlk	=	0.00 acres	0.00 acres
Gravel	=	1.86 acres	0.00 acres
Drives	=	0.00 acres	0.00 acres
Total	=	2.35 acres	2.14 acres
I= (Ia Tot / A)	=	26%	24%
Rv=0.05+0.009*I	=	0.28	0.27
C:	=	0.3 mg/l	0.3 mg/l

STEP 2: Calculate the pre-development load (L pre).

$$L \text{ pre} = [(Rv \times C \times A \times 8.16)]$$

$$= 6.1 \text{ lbs./year}$$

STEP 3: Calculate the post-development load (L post).

$$L \text{ post} = [(Rv \times C \times A \times 8.16)]$$

$$= 5.9 \text{ lbs./year}$$

STEP 4: Calculate the pollutant removal requirement (RR).

$$RR = L \text{ post} - (0.9 \times L \text{ pre})$$

$$= 0.4 \text{ lbs.}$$

STEP 5: Select BMP options using the screening tools and list them below.
Then calculate the load removal for each option.

SELECTED BMP OPTION	REMOVAL EFFICIENCY %	X	FRACTION D. A. SERVED	X	L post (STEP 3)	=	LOAD REMOVED lbs.	RR Balance lbs.
Bioretenation Area	50%	X	15.0%	X	5.9	=	0.4 lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.
		X		X		=	lbs.	0.0 lbs.

$$\text{Offset Required} = 0.0 \text{ lbs.}$$

**Analysis of Possible Credits
(No credits utilized)**

Water Quality Volume (WQv) Calculations for BMP Sizing

Collinson Oliff & Associates, Inc.

Surveyors - Engineers - Land Planners

P.O. Box 2209 Prince Frederick, Maryland 20678

410-535-3101 : 301-855-1599 : Fax 410-535-3103

Water Quality Volume Computation Sheet

Site:	Solomons Harbour		
Location:	Dowell Road		
COA Authorization #:	1-8667		
Date:	February 9, 2006		
Designer:	KEU		
For:	CC Group		
Drainage Area :	1		
Water Quality Volume - WQv			
Drainage Area(A) :	36.32	Acres	
Impervious Area (I) :	19.91	Acres	
Precipitation (P) :	1.00	inches	
$\% \text{ Impervious cover} = I / A = 54.82$			
$R_v = 0.05 + 0.009(I) =$	0.54		
$WQv \text{ (Ac-ft)} = (P)(R_v)(A)/12 = 1.64$			
$\text{Sites w/ } < 15\% \text{ Imp. cover - } WQv \text{ (Acre-ft)} = (0.2)(A)/12 = 0.61$			
$WQv \text{ (Acre-ft)} = 1.64$			

Collinson Oliff & Associates, Inc.

Surveyors - Engineers - Land Planners

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410-535-3101 : 301-855-1599 : Fax 410-535-3103

Water Quality Volume Computation Sheet

Site:	Solomons Harbour		
Location:	Dowell Road		
COA Authorization #:	1-8667		
Date:	February 9, 2006		
Designer:	KEU		
For:	CC Group		
Drainage Area :	2		
Water Quality Volume - WQv			
Drainage Area(A) :	5.08	Acres	
Impervious Area (I) :	2.73	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover = $I / A =$ 53.74			
$R_v = 0.05 + 0.009(I) =$	0.53		
$WQv \text{ (Ac-ft)} = (P)(R_v)(A)/12 =$ 0.23			
Sites w/ < 15% Imp. cover - $WQv \text{ (Acre-ft)} = (0.2)(A)/12 =$ 0.08			
$WQv \text{ (Acre-ft)} =$ 0.23			

Collinson Oliff & Associates, Inc.

Surveyors - Engineers - Land Planners

P.O. Box 2209 Prince Frederick, Maryland 20678

410-535-3101 : 301-855-1599 : Fax 410-535-3103

Water Quality Volume Computation Sheet

Site:	Solomons Harbour		
Location:	Dowell Road		
COA Authorization #:	1-8667		
Date:	February 9, 2006		
Designer:	KEU		
For:	CC Group		
Drainage Area :	3		
Water Quality Volume - WQv			
Drainage Area(A) :	10.76	Acres	
Impervious Area (I) :	5.47	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover = $I / A =$ 50.84			
$R_v = 0.05 + 0.009(I) =$	0.51		
$WQv \text{ (Ac-ft)} = (P)(R_v)(A)/12 =$ 0.46			
Sites w/ < 15% Imp. cover - $WQv \text{ (Acre-ft)} = (0.2)(A)/12 =$ 0.18			
$WQv \text{ (Acre-ft)} =$ 0.46			

Collinson Oliff & Associates, Inc.

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P.O. Box 2209 Prince Frederick, Maryland 20678

410-535-3101 : 301-855-1599 : Fax 410-535-3103

Water Quality Volume Computation Sheet

Site:	Solomons Harbour		
Location:	Dowell Road		
COA Authorization #:	1-8667		
Date:	February 9, 2006		
Designer:	KEU		
For:	CC Group		
Drainage Area :	4		
Water Quality Volume - WQv			
Drainage Area(A) :	6.15	Acres	
Impervious Area (I) :	2.63	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover = I / A =		42.76	
Rv = 0.05 + 0.009(I) =		0.43	
WQv (Ac-ft) = (P)(Rv)(A)/12 =		0.22	
Sites w/ < 15% Imp. cover - WQv (Acre-ft) = (0.2)(A)/12 =		0.10	
WQv (Acre-ft) =		0.22	

Collinson Oliff & Associates, Inc.**Surveyors - Engineers - Land Planners****P.O. Box 2209 Prince Frederick, Maryland 20678****410-535-3101 : 301-855-1599 : Fax 410-535-3103****Water Quality Volume Computation Sheet**

Site:	Solomons Harbour		
Location:	Dowell Road		
COA Authorization #:	1-8667		
Date:	February 9, 2006		
Designer:	KEU		
For:	CC Group		
Drainage Area :	5		
Water Quality Volume - WQv			
Drainage Area(A) :	4.62	Acres	
Impervious Area (I) :	1.27	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover = $I / A =$ 27.49			
$R_v = 0.05 + 0.009(I) =$ 0.30			
$WQ_v \text{ (Ac-ft)} = (P)(R_v)(A)/12 =$ 0.11			
Sites w/ < 15% Imp. cover - $WQ_v \text{ (Acre-ft)} = (0.2)(A)/12 =$ 0.08			
$WQ_v \text{ (Acre-ft)} =$ 0.11			

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410-535-3101 : 301-855-1599 : Fax 410-535-3103

Water Quality Volume Computation Sheet

Site:	Solomons Harbour		
Location:	Dowell Road		
COA Authorization #:	1-8667		
Date:	February 9, 2006		
Designer:	KEU		
For:	CC Group		
Drainage Area :	6		
Water Quality Volume - WQv			
Drainage Area(A) :	10.66	Acres	
Impervious Area (I) :	3.76	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover = I / A =		35.27	
Rv = 0.05 + 0.009(I) =		0.37	
WQv (Ac-ft) = (P)(Rv)(A)/12 =		0.33	
Sites w/ < 15% Imp. cover - WQv (Acre-ft) = (0.2)(A)/12 =		0.18	
WQv (Acre-ft) =		0.33	

Collinson Oliff & Associates, Inc.

Surveyors - Engineers - Land Planners

P.O. Box 2209 Prince Frederick, Maryland 20678

410-535-3101 : 301-855-1599 : Fax 410-535-3103

Water Quality Volume Computation Sheet

Site:	Solomons Harbour		
Location:	Dowell Road		
COA Authorization #:	1-8667		
Date:	February 9, 2006		
Designer:	KEU		
For:	CC Group		
Drainage Area :	7		
Water Quality Volume - WQv			
Drainage Area(A) :	8.87	Acres	
Impervious Area (I) :	2.14	Acres	
Precipitation (P) :	1.00	inches	
% Impervious cover = $I / A =$ 24.13			
$R_v = 0.05 + 0.009(I) =$ 0.27			
$WQv \text{ (Ac-ft)} = (P)(R_v)(A)/12 =$ 0.20			
Sites w/ < 15% Imp. cover - $WQv \text{ (Acre-ft)} = (0.2)(A)/12 =$ 0.15			
$WQv \text{ (Acre-ft)} =$ 0.20			

Conclusion

This Stormwater Management Study was conducted in accordance with the 2000 Maryland Stormwater Design Manual Volumes I & II (MSDM), and the Calvert County Stormwater Management Ordinance, dated July 2001. The steps of this study provide computations for the pollutant removal required, the planned Best Management Practice (BMP) for the pollutant removal, analysis of possible credits for the proposed development, and the Water Quality Volume required for the BMP volume design.

With the runoff from the property discharging into tidal waters Rev, Cpv, Qp, and Qr Stormwater management is not required in accordance with the Calvert County Stormwater Management Ordinance, and the 2000 Maryland Stormwater Design Manual Volumes I & II.

No storm water credits were available for this development.

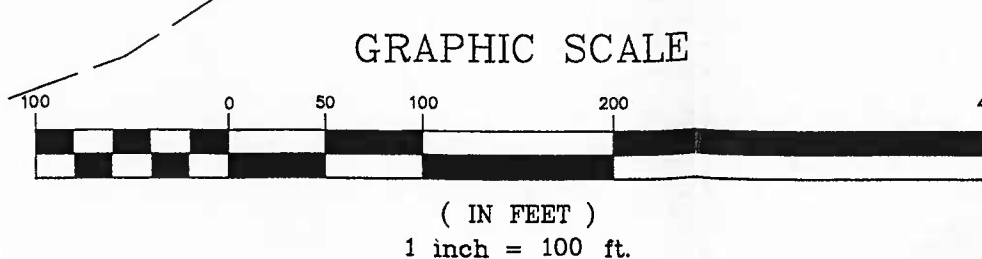
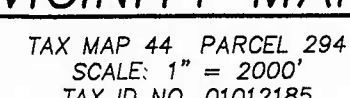
For the seven areas the following devices are planned to provide the required pollutant removal for the proposed Subdivision (See Code sheet in appendix B for device description).

<u>Area</u>	<u>Code</u>	<u>Removal Rate</u>	<u>Removal Rate Required</u>
One	P-4	31.8 lbs	32.5 lbs
	F-2 (Alleys)	0.7 lbs	
Two	F-1	4.0 lbs	4.3 lbs
	F-2 (Alleys & Drives)	0.3 lbs	
Three	P-3	8.0 lbs	8.5 lbs
	F-2 (Alleys & Drives)	0.6 lbs	
Four	P-3	4.0 lbs	4.0 lbs
Five	I-1	1.0 lbs	1.0 lbs
Six	F-6	4.9 lbs	4.9 lbs
	F-2 (Alleys)	0.1 lbs	
Seven	F-6 (15% paved area)	0.4 lbs	0.4 lbs

Note: In all areas Roof downspouts are to be booted to the closed storm drain system to direct runoff from rooftops to proposed BMP Devices.

With the construction of the proposed development in this manner this site can be developed in accordance with the 2000 Maryland Stormwater Design Manual and the Calvert County Stormwater Management Ordinance dated July 2001.

Appendix A
Pre & Post Developed Site Map



NOTE: ENTIRE SITE IS IN THE "INTENSIVELY DEVELOPED AREA" (IDA) OF THE CHESAPEAKE BAY CRITICAL AREA.

EXISTING

SOIL BOUNDARY	
DRAINAGE DIVIDE	
WOODSLINE	
BUILDING	
PAVEMENT	
GRAVEL	
CONCRETE	

STORMWATER MANAGEMENT EXISTING CONDITIONS MAP
THE HARBOURS AT SOLOMONS
LOCATED IN LUSBY
FIRST DISTRICT, CALVERT COUNTY, MARYLAND

**C
O
A**

COLLINSON, OLIFF & ASSOCIATES, INC.

*Surveyors • Engineers
Land Planners*

288 MERRIMAC COURT
PRINCE FREDERICK, MARYLAND 20678

DATE	SCALE
FEB. 2006	1" = 100'
JOB NO.	DRAWN BY
1-8667	TOM G.
FLDR REF.	APPROVED
THE HARBOR AT SOLOMONS	KEU
DATE	REVISION

CA 0474-06: Harbours at Solomons: Grading Permit
Vol. 1 of 3

Vol. 1 Folder 4 of 4

MSA-S-1829-5657

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**
1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

October 24, 2002

Olivia Vidotto
Calvert County Planning and Zoning
150 Main Street
Prince Frederick, MD 20678

Re: SD-02-08, Solomons Harbor (TM 44, Parcel 294)

Dear Ms. Vidotto:

Thank you for providing information on the above referenced subdivision. The applicant is requesting to subdivide a 95.84 acre parcel to create 246 lots, of which 80.34 acres and 243 lots would be within the Critical Area. The property is designated an Intensely Developed Area (IDA) and portions of the western and southern parcel boundary are Buffer Exempt Areas (BEAs). Portions of the property are currently developed with a commercial marina and facilities.

At this time, we are unable to complete our evaluation of this subdivision proposal due to the absence of specific environmental information for the site. We have the following comments regarding this subdivision proposal.

- 1) The property contains nontidal and tidal wetlands, which are not identified on the subdivision plan provided by the applicant. All Habitat Protection Areas, and wetlands, must be identified on the property and shown on a revised subdivision plan.
- 2) The 100-foot Buffer is identified incorrectly in several locations on the subdivision plan (refer to Sheets 6 and 10). These portions of the property are not Buffer Exempt Areas. The 100 foot Buffer must be delineated from the landward edge of tidal wetlands or mean high water, whichever is greater, and shown on a revised subdivision plan.
- 3) If present, steep slopes (greater than 15 percent) must be identified on the subdivision plan. The Buffer must be expanded for steep slopes. Without this information, we are unable to determine whether expansion of the Buffer is necessary.
- 4) Based on GIS information from the Department of Natural Resources, the property is identified on the Maryland Inventory of Historic Properties database. The applicant must request an evaluation of the property from the Maryland Historic Trust. A copy of their evaluation must be provided to this office.

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

TTY For The Deaf:
Annapolis: (410) 974- 2609 D.C. Metro: (301) 586-0450

Olivia Vidotto
SD-02-08, Solomons Harbor
October 24, 2002
Page 2

- 5) The applicant must request an evaluation of the property for rare, threatened and endangered species from the Department of Natural Resources. A copy of their evaluation must be provided to this office.
- 6) Development on Lots 15-19 and a playing field are proposed within the 100 foot Buffer (refer to Sheet 10). Development on Lots 3 and 4 are proposed within the 30 foot waterfront setback in a BEA (refer to Sheet 10). Development on Lots 3, 4, 10, 11, 12, and an unidentified Lot, are proposed within the 100 foot Buffer (refer to Block Q, Sheet 9). Development activities are not permitted within the Buffer or waterfront setback in BEAs, except by variance. This office would not support the creation of new lots, recreational or stormwater facilities for which a variance would be required to develop.
- 7) Subdivisions in an IDA must demonstrate compliance with the 10% Rule for reductions in pollutant loads within the Critical Area. At this time, the applicant has not submitted 10% Rule worksheets (including existing and proposed impervious surface calculations) to this office for review. In addition, all stormwater best management practices and structures proposed on site must be shown on the subdivision plan. New stormwater best management practices and structures are not permitted within the Buffer or waterfront setback in BEAs.

Prior to local approvals, we request that the applicant submit a revised subdivision plan to this office for review and comment. The revised plan must address the information requested above. We will provide additional comments after evaluation of this information.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this subdivision. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

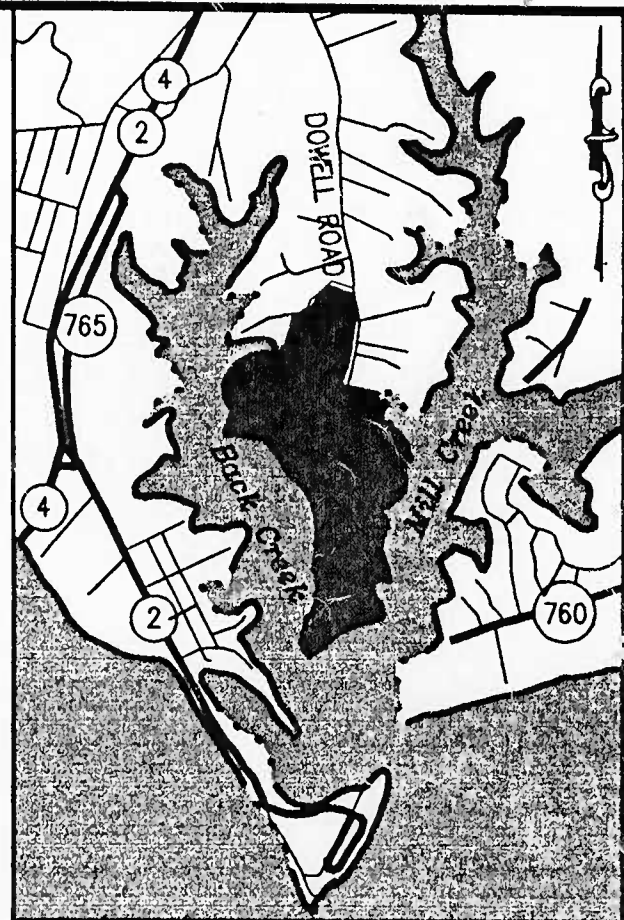
Julie V. LaBranche

Julie V. LaBranche
Natural Resource Planner

cc: Patrick Mudd (DayTech Engineering, LLC)

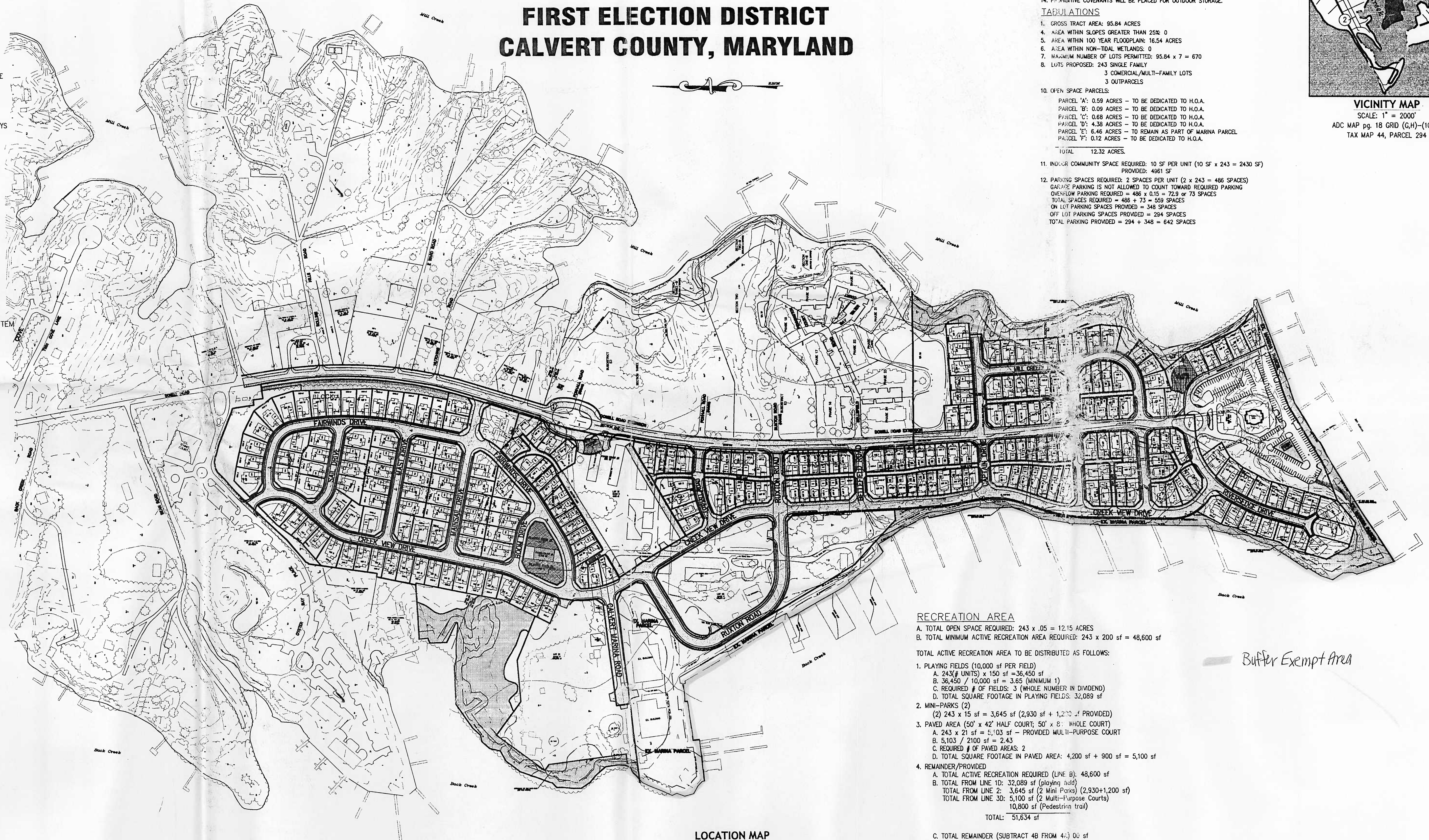
CA 589-02

FIRST ELECTION DISTRICT CALVERT COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP pg. 18 GRID (G,H)-(10,11)
TAX MAP 44, PARCEL 294

	TRACT BOUNDARY
	LOT OR PARCEL BOUNDARIES
	EXIST. CONTOUR/ SPOT ELEVATIONS
	PROP. CONTOUR/ SPOT ELEVATIONS
	FUTURE STRUCTURES
	EXIST. STREAMS
	APPROX. EDGE OF NON-TIDAL WETLANDS W/25' BUFFER
	PROPOSED LIMIT OF DISTURBANCE
	EXIST. STORM DRAIN
	PROP. STORM DRAIN W/ OUTFALL
	EXIST. DEDICATED RIGHT-OF-WAYS OR EASEMENT
	EXIST. ZONING
	EXIST. STRUCTURES
	PROPOSED STRUCTURES
	EXIST. WOODLAND EDGE
	PROP. WATER MAIN W/ VALVE & FIRE HYDRANT
	PROP. SANITARY SEWER
	BLOCK IDENTITY
	SECTION LIMIT
	COORDINATE GRID SYSTEM



1. COVER SHEET
2. PRELIMINARY PLAN
3. PRELIMINARY PLAN
4. PRELIMINARY PLAN
5. PRELIMINARY PLAN
6. PRELIMINARY PLAN
7. IMPROVEMENTPLAN
8. IMPROVEMENTPLAN
9. IMPROVEMENTPLAN
10. IMPROVEMENTPLAN
11. IMPROVEMENTPLAN
12. DETAIL SHEET

A. TOTAL OPEN SPACE REQUIRED: 243 x .05 = 12.15 ACRES

B. TOTAL MINIMUM ACTIVE RECREATION AREA REQUIRED: 243 x 200 sf = 48,600 sf

TOTAL ACTIVE RECREATION AREA TO BE DISTRIBUTED AS FOLLOWS:

1. PLAYING FIELDS (10,000 sf PER FIELD)
 - A. 243/3 (6 UNITS) x 150 sf = 36,450 sf
 - B. 36,450 / 10,000 sf = 3.65 (MINIMUM 1)
 - C. REQUIRED # OF FIELDS: 3 (WHOLE NUMBER IN DIVIDEND)
 - D. TOTAL SQUARE FOOTAGE IN PLAYING FIELDS: 32,089 sf
2. MINI-PARKS (2)
 - (2) 243 x 15 sf = 3,645 sf (2,930 sf + 1,210 sf PROVIDED)
3. PAVED AREA (50' x 42' HALF COURT; 50' x 8' WHOLE COURT)
 - A. 243 x 21 sf = 5,103 sf - PROVIDED MULTI-PURPOSE COURT
 - B. 5,103 / 2100 sf = 2.43
 - C. REQUIRED # OF PAVED AREAS: 2
 - D. TOTAL SQUARE FOOTAGE IN PAVED AREA: 4,200 sf + 900 sf = 5,100 sf
4. REMAINDER/PROVIDED
 - A. TOTAL ACTIVE RECREATION REQUIRED (LINE B): 48,600 sf
 - B. TOTAL FROM LINE 1D: 32,089 sf (playing field)
 - C. TOTAL FROM LINE 2: 3,645 sf (2 Mini Parks) (2,930+1,200 sf)
 - D. TOTAL FROM LINE 3D: 5,100 sf (2 Multi-Purpose Courts)
 - E. 10,800 sf (Pedestrian trail)

TOTAL: 51,634 sf


C. TOTAL REMAINDER (SUBTRACT 4B FROM 4A) 00 sf

REMAINDER MAY BE USED TO PROVIDE A VARIETY OF RECREATIONAL FACILITIES INCLUDING BUT NOT LIMITED TO: TENNIS COURTS, FITNESS TRAILS, GARDEN PLOTS, PLAYGROUNDS, APPROVAL REQUIRED.

Buffer Exempt Area

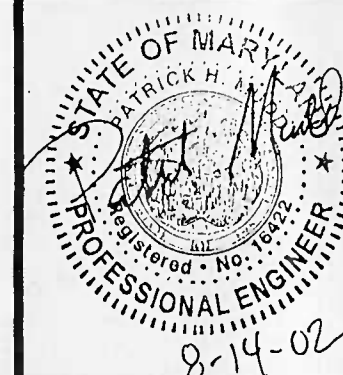
SCALE: 1" = 200'

DESIGNED	CJH	8-02 DATE	<div>REVISIONS</div>		
DRAWN	CJH	8-02 DATE	DATE	BY	DESCRIPTIONS
CHECKED	PHM	8-02 DATE			
APPROVED	PHM	8-02 DATE			



DAYTECH
ENGINEERING, LLC
ENGINEERS • PLANNERS • SURVEYORS

44425 Pecan Court - Suite 153
California, MD 20619
Phone: (301) 863-0333 FAX: (301) 863-7460



U.S. HOMES CORPORATION
10230 NEW HAMPSHIRE AVENUE
SUITE 300
SILVER SPRING, MARYLAND
PH. (301)-431-2400
FAX (301)-431-4720

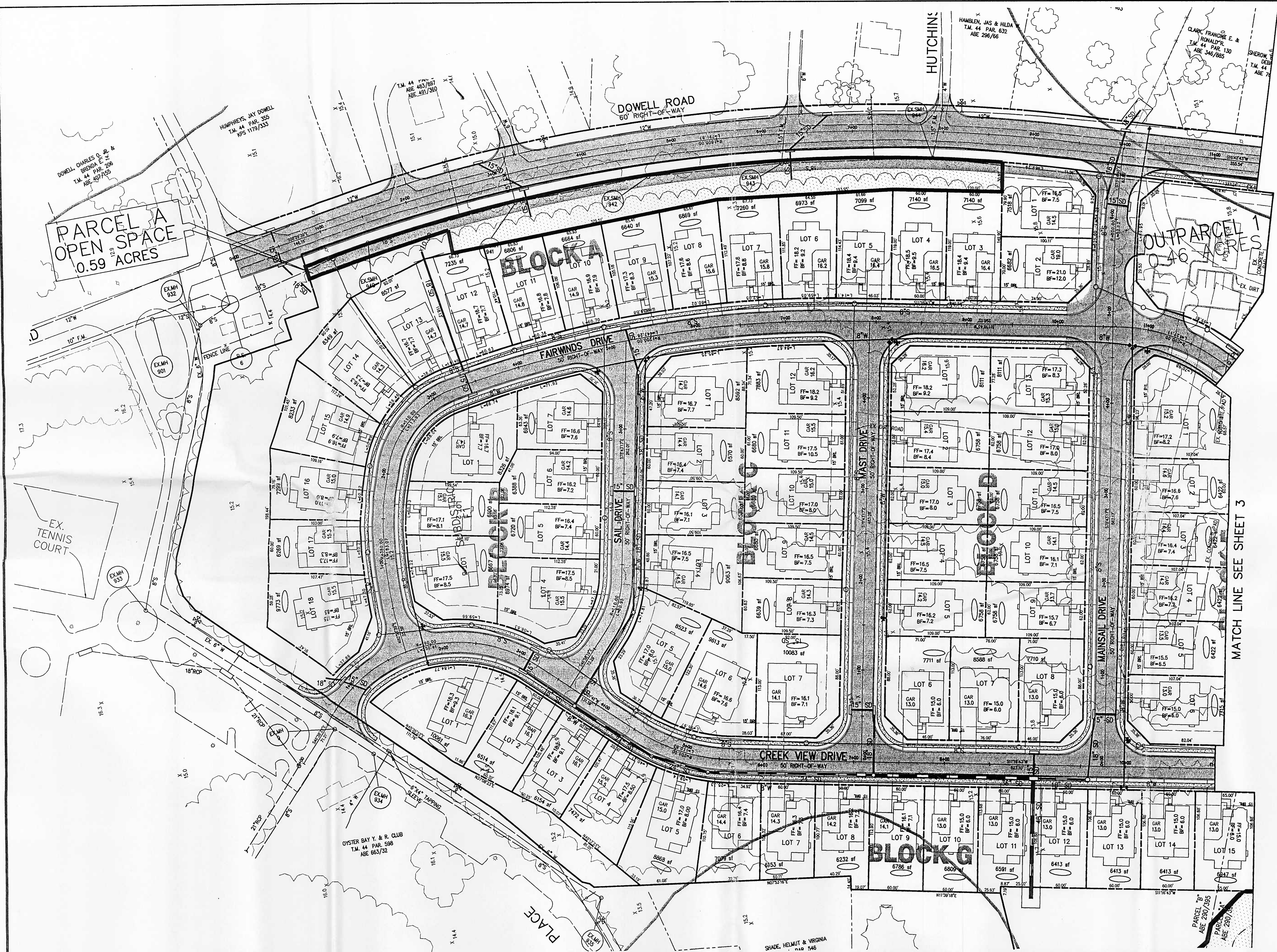
CALVERT MARINA, LLC
P.O. BOX 157
SOLOMONS, MARYLAND 20688
PH. (410) 326-4251

PRELIMINARY PLAN COVER SHEET

SOLOMON'S HARBOR

CALVERT COUNTY, MARYLAND

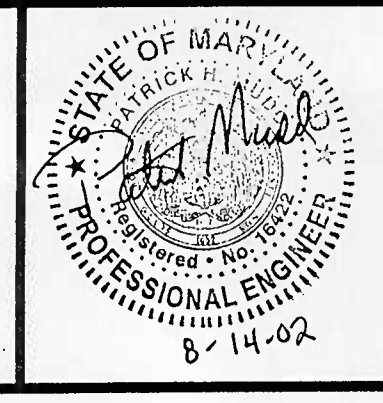
SCALE: 1" = 200'	DATE: AUGUST 2002	TTG PROJECT No. 501072	SHEET 1 OF 12
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DESIGNED	CJH	8-02	DATE
DRAWN	CJH	8-02	DATE
CHECKED	PHM	8-02	DATE
APPROVED	PHM	8-02	DATE

REVISIONS		
DATE	BY	DESCRIPTIONS

DAYTECH ENGINEERING, LLC
 ENGINEERS • PLANNERS • SURVEYORS
 44425 Pecan Court - Suite 153
 California, MD 20619
 Phone: (301) 863-0333 FAX: (301) 863-7460



DEVELOPER	OWNER
U.S. HOMES CORPORATION 10230 NEW HAMPSHIRE AVENUE SUITE 300 SILVER SPRING, MARYLAND PH: (301)-431-2400 FAX: (301)-431-4720	CALVERT MARINA, LLC P.O. BOX 157 SOLOMONS, MARYLAND 20688 PH: (410) 326-4251

**PRELIMINARY PLAN
SOLOMON'S HARBOR**

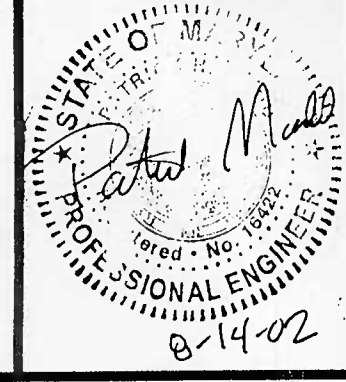
CALVERT COUNTY, MARYLAND

SCALE: 1" = 50' DATE: AUGUST 2002 TIG PROJECT No. 501072 SHEET 2 OF 12



DESIGNED			REVISIONS		
DATE	BY	DESCRIPTIONS	DATE	BY	DESCRIPTIONS
8-02	CJH				
8-02	CJH				
8-02	PHM				
8-02	PHM				

DAYTECH ENGINEERING, LLC
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 California, MD 20619
 Phone: (301) 883-4353 FAX: (301) 883-7460



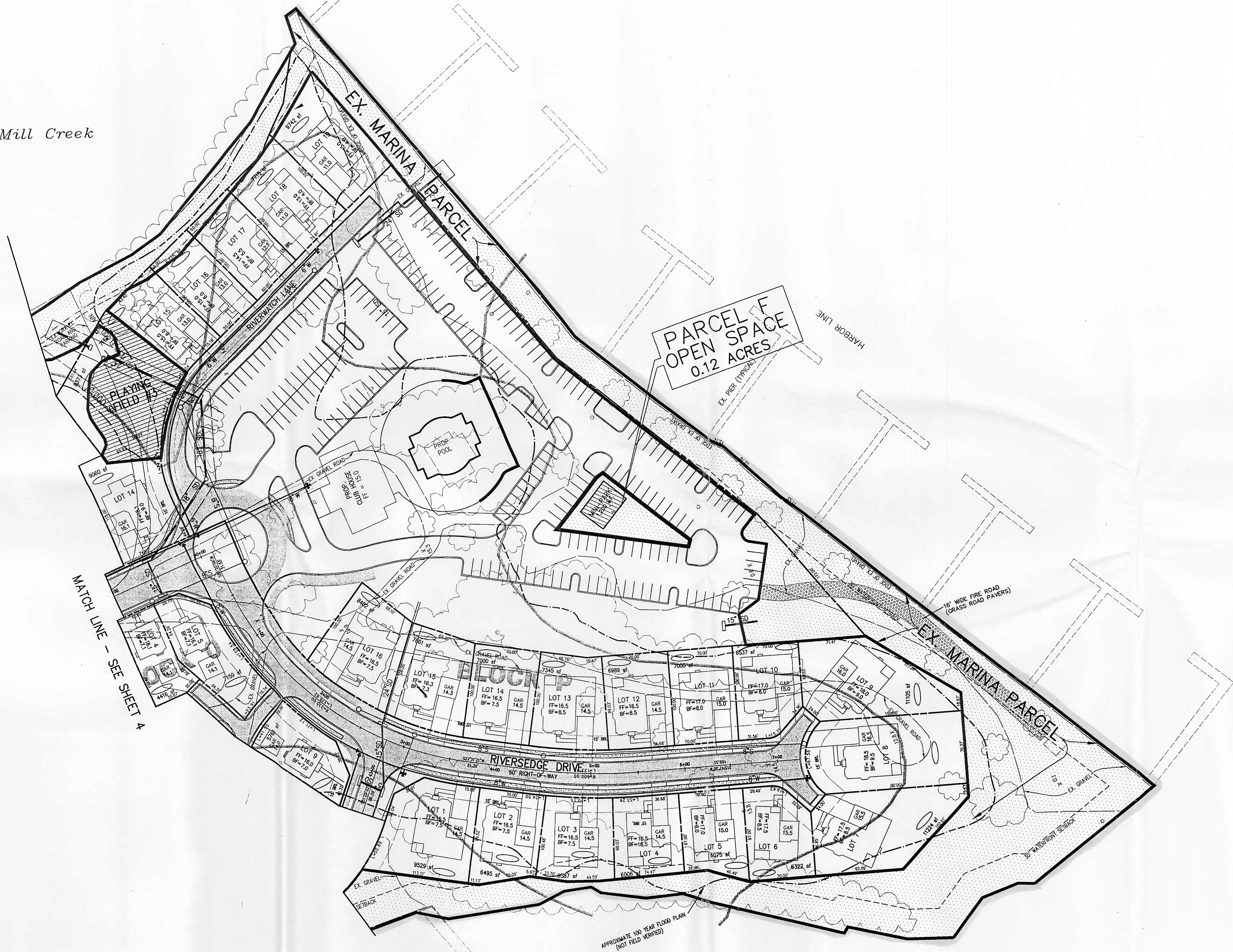
DEVELOPER
 U.S. HOMES CORPORATION
 10230 NEW HAMPSHIRE AVENUE
 SUITE 300
 SILVER SPRING, MARYLAND
 PH. (301)-431-2400
 FAX (301)-431-4720

OWNER
 CALVERT MARINA, LLC
 P.O. BOX 157
 SOLOMONS, MARYLAND 20688
 PH. (410) 326-4251

PRELIMINARY PLAN
SOLOMON'S HARBOR
 CALVERT COUNTY, MARYLAND

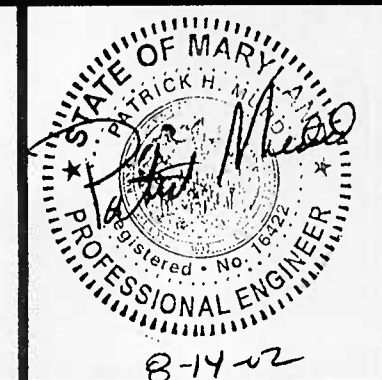
SCALE: 1" = 50' DATE: AUGUST 2002 TTG PROJECT No. 501072 SHEET 3 OF 12

Mill Creek



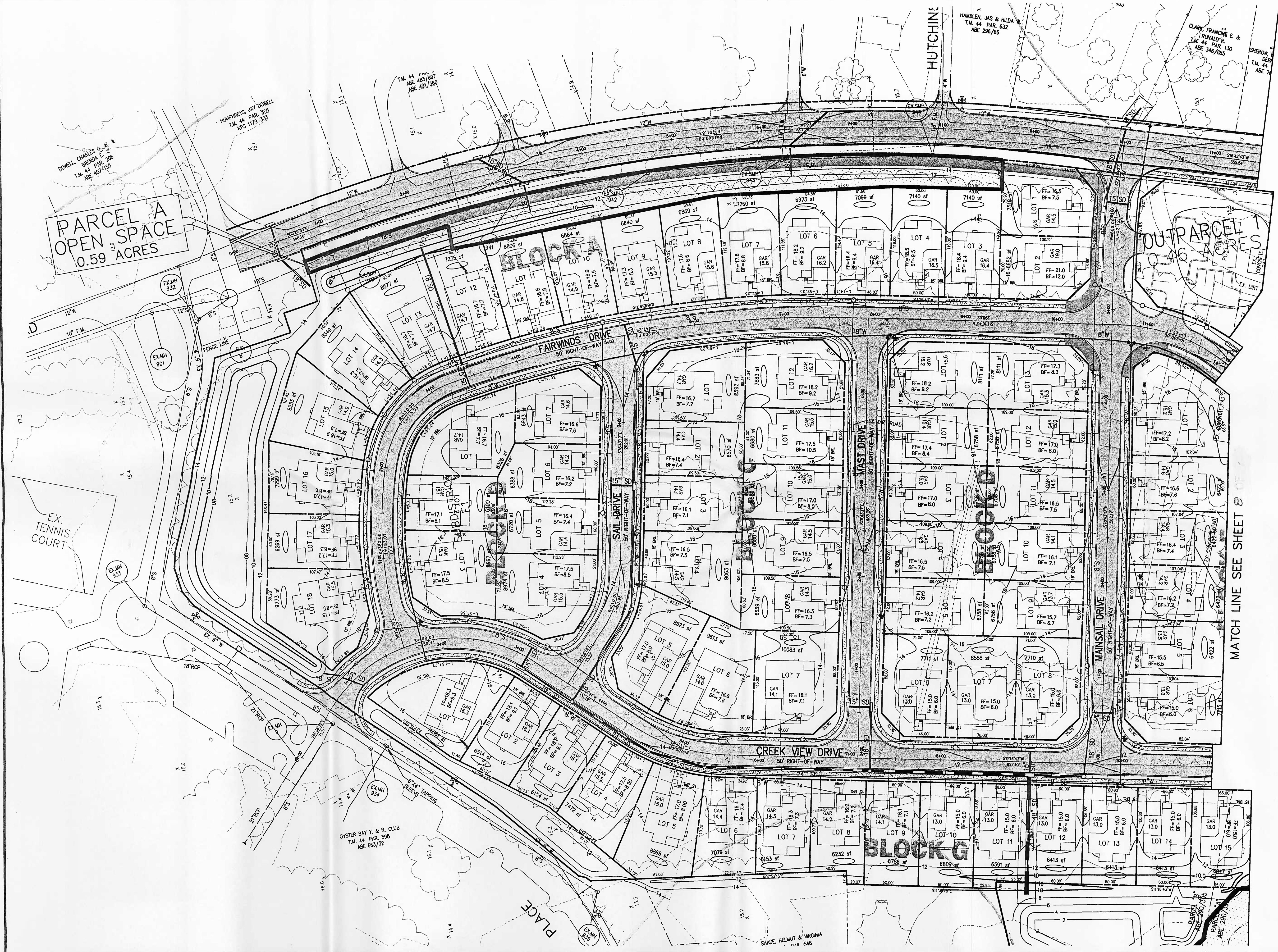
			REVISIONS	
			DATE	DESCRIPTION
DESIGNED	C.J.H.	8-02		
		DATE		
DRAWN	C.J.H.	8-02		
		DATE		
CHECKED	PHM	8-02		
		DATE		
APPROVED	PHM	8-02		
		DATE		

DAYTECH
ENGINEERING, LLC
ENGINEERS • PLANNERS • SURVEYORS
44425 Pecan Court - Suite 153
California, MD 20619
Phone: (301) 863-0333 FAX: (301) 863-7460



DEVELOPER	OWNER
U.S. HOMES CORPORATION 10230 NEW HAMPSHIRE AVENUE SUITE 300 SILVER SPRING, MARYLAND PH. (301)-431-2400 FAX (301)-431-4720	CALVERT MARINA, LLC P.O. BOX 157 SOLOMONS, MARYLAND 20688 PH. (410) 326-4251

PRELIMINARY PLAN SOLOMON'S HARBOR			
CALVERT COUNTY, MARYLAND			
SCALE: 1" = 50'	DATE: AUGUST 2002	TIG PROJECT No. 501072	SHEET 5 OF 12

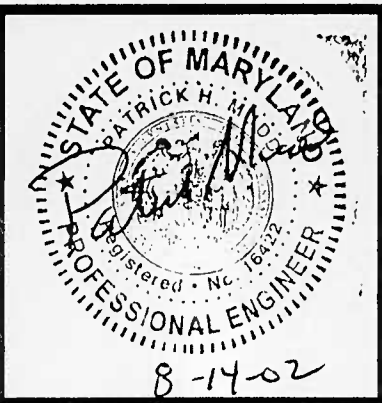


MATCH LINE SEE SHEET 8

DESIGNED		8-02	
CJH		DATE	
DRAWN		8-02	
CJH		DATE	
CHECKED		8-02	
PHM		DATE	
APPROVED		8-02	
PHM		DATE	

REVISIONS		
DATE	BY	DESCRIPTIONS

DAYTECH ENGINEERING, LLC
ENGINEERS • PLANNERS • SURVEYORS
44425 Pagan Court - Suite 153
California, MD 20619
Phone: (301) 863-0333 FAX: (301) 863-7460



DEVELOPER	OWNER
U.S. HOMES CORPORATION 10230 NEW HAMPSHIRE AVENUE SUITE 300 SILVER SPRING, MARYLAND PH. (301)-431-2400 FAX (301)-431-4720	CALVERT MARINA, LLC P.O. BOX 157 SOLOMONS, MARYLAND 20688 PH. (410) 326-4251

IMPROVEMENT PLAN		
SOLOMON'S HARBOR		
CALVERT COUNTY, MARYLAND		
SCALE: 1" = 50'	DATE: AUGUST 2002	TIC PROJECT No. 501072 SHEET 7 OF 12



DESIGNED	C.J.H.	8-02	DATE
DRAWN	C.J.H.	8-02	DATE
CHECKED	PHM	8-02	DATE
APPROVED	PHM	8-02	DATE

REVISIONS		
DATE	BY	DESCRIPTIONS

DAYTECH
ENGINEERING, LLC
ENGINEERS • PLANNERS • SURVEYORS
44425 Pecan Court - Suite 103
California, MD 20619
Phone: (301) 863-0333 FAX: (301) 863-7460



DEVELOPER	OWNER
U.S. HOMES CORPORATION 10230 NEW HAMPSHIRE AVENUE SUITE 300 SILVER SPRING, MARYLAND PH. (301)-431-2400 FAX (301)-431-4720	CALVERT MARINA, LLC P.O. BOX 157 SOLOMONS, MARYLAND 20688 PH. (410) 326-4251

IMPROVEMENT PLAN SOLOMON'S HARBOR

CALVERT COUNTY, MARYLAND

SCALE: 1" = 50' DATE: AUGUST 2002 TTG PROJECT No. 501072 SHEET 8 OF 12

End of
BEA

PARCEL F
OPEN SPACE
0.12 ACRES
(TYPICAL)


MATCH LINE - SEE SHEET 8

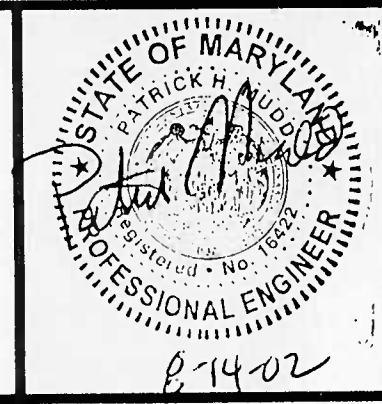
16' WIDE FIRE ROAD
(GRASS ROAD PAVERS)

EX. MARINA PARCEL

APPROXIMATE 100 YEAR FLOOD PLAIN
(NOT FIELD VERIFIED)

DESIGNED	<u>CUH</u>	<u>8-02</u> DATE	<div style="text-align: center;">REVISIONS</div>		
DRAWN	<u>CUH</u>	<u>8-02</u> DATE			
CHECKED	<u>PHM</u>	<u>8-02</u> DATE	DATE	BY	DESCRIPTIONS
APPROVED	<u>PHM</u>	<u>8-02</u> DATE			

DAYTECH 
ENGINEERING, LLC
ENGINEERS • PLANNERS • SURVEYORS
44425 Pecan Court - Suite 153
California, MD 20619
Phone: (301) 863-0333 FAX: (301) 863-7460



DEVELOPER	OWNER
U.S. HOMES CORPORATION 10230 NEW HAMPSHIRE AVENUE SUITE 300 SILVER SPRING, MARYLAND PH. (301)-431-2400 FAX (301)-431-4720	CALVERT MARINA, LLC P.O. BOX 157 SOLOMONS, MARYLAND 20688 PH. (410) 326-4251

IMPROVEMENT PLAN SOLOMON'S HARBOR

CALVERT COUNTY, MARYLAND

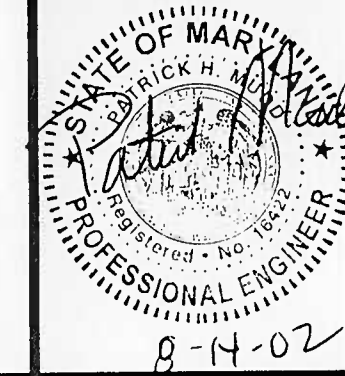
SCALE: 1" = 50' DATE: AUGUST 2002 TTG PROJECT No. 501072 SHEET 10 OF 12

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DESIGNED	CJH	8-02 DATE	REVISIONS		
DRAWN	CJH	8-02 DATE	DATE	BY	DESCRIPTIONS
CHECKED	PHM	8-02 DATE			
APPROVED	PHM	8-02 DATE			

DAYTECH
ENGINEERING, LLC
ENGINEERS • PLANNERS • SURVEYORS
44425 Pecan Court - Suite 153
California, MD 20619
Phone: (301) 863-0333 FAX: (301) 863-7460



DEVELOPER

U.S. HOMES CORPORATION
10230 NEW HAMPSHIRE AVENUE
SUITE 300
SILVER SPRING, MARYLAND
PH. (301)-431-2400
FAX (301)-431-4720

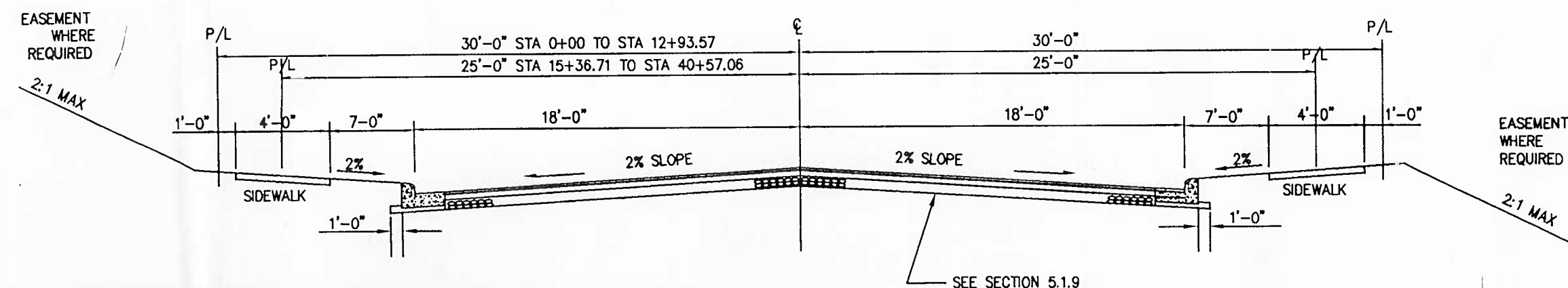
OWNER
CALVERT MARINA, LLC
P.O. BOX 157
SOLOMONS, MARYLAND 20688
PH. (410) 326-4251

IMPROVEMENT PLAN SOLOMON'S HARBOR

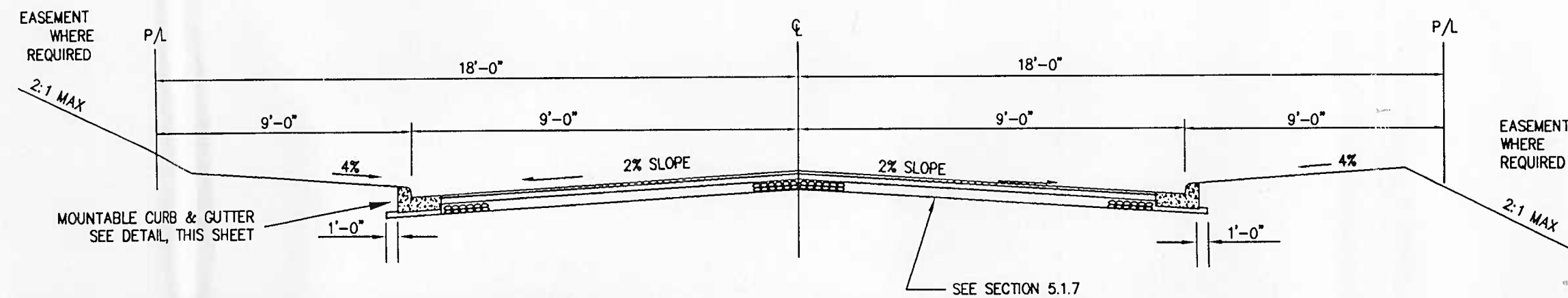
CALVERT COUNTY, MARYLAND

SCALE: 1" = 50'	DATE: AUGUST 2002	TTG PROJECT No. 501072	SHEET 11 OF 12
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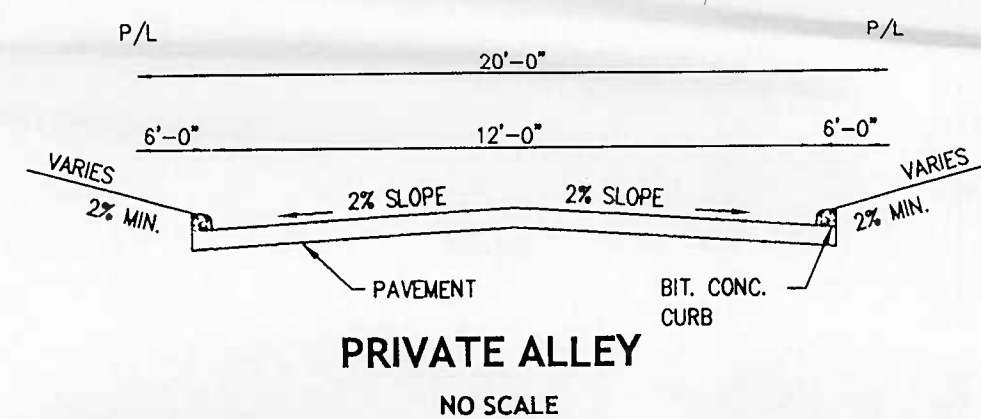
Copyright © 2000 by The Tech Group, Inc.



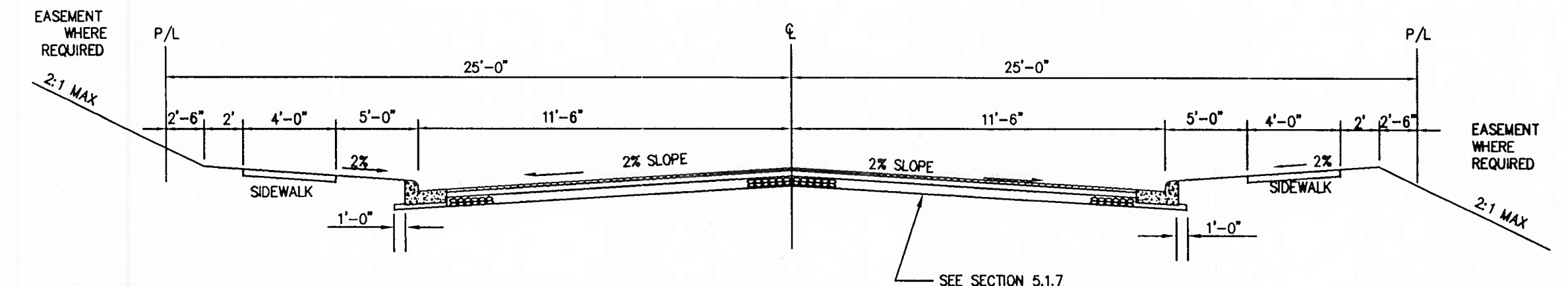
PRIMARY COUNTY COLLECTOR ROADWAY TYPE C-2
DOWELL ROAD
NO SCALE



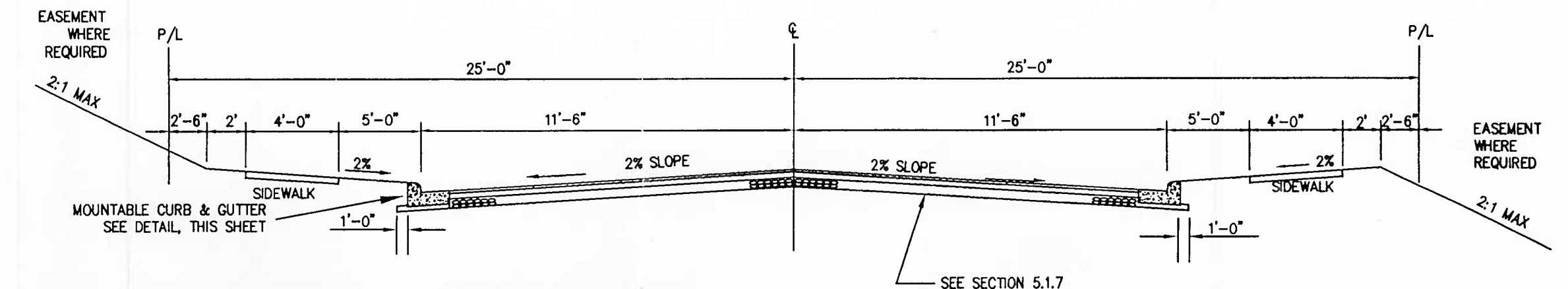
TYPE R-1 ROADWAY WITH MOUNTABLE CURB & GUTTER
RIVERWATCH LANE
NO SCALE



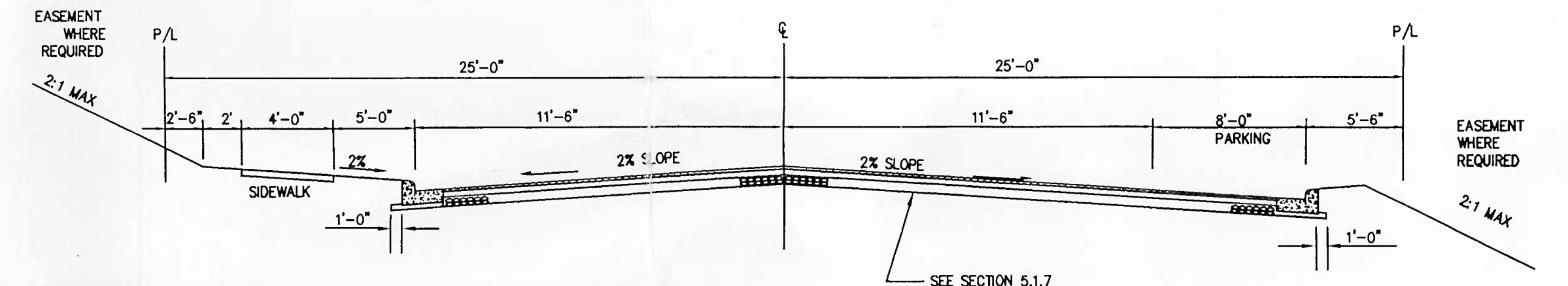
PRIVATE ALLEY
NO SCALE



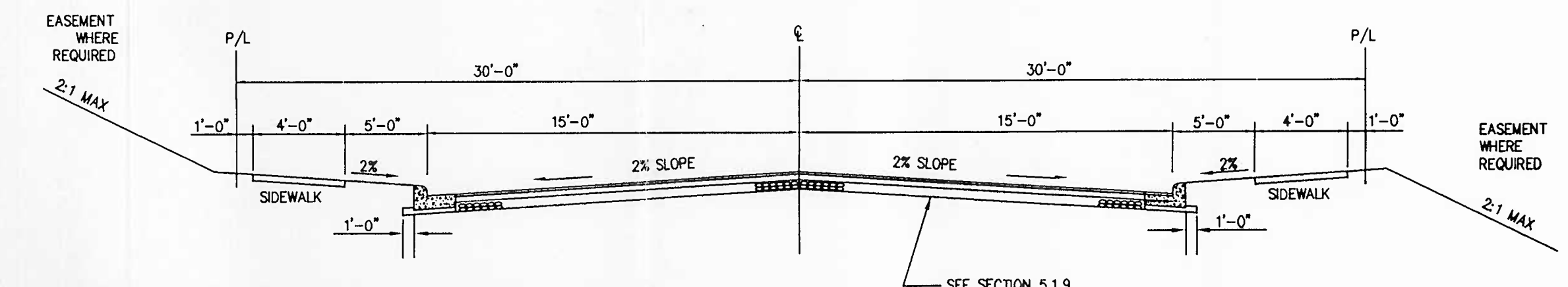
TYPE R-4 ROADWAY WITH STD. CURB & GUTTER
FOXHALL ROAD, BELLEFIELD ROAD, SKIPPER DRIVE,
CAPTAIN DRIVE (STA 0+00 TO STA 2+42.20), &
MILL CREEK DRIVE (STA 0+00 TO STA 3+63.38)
NO SCALE



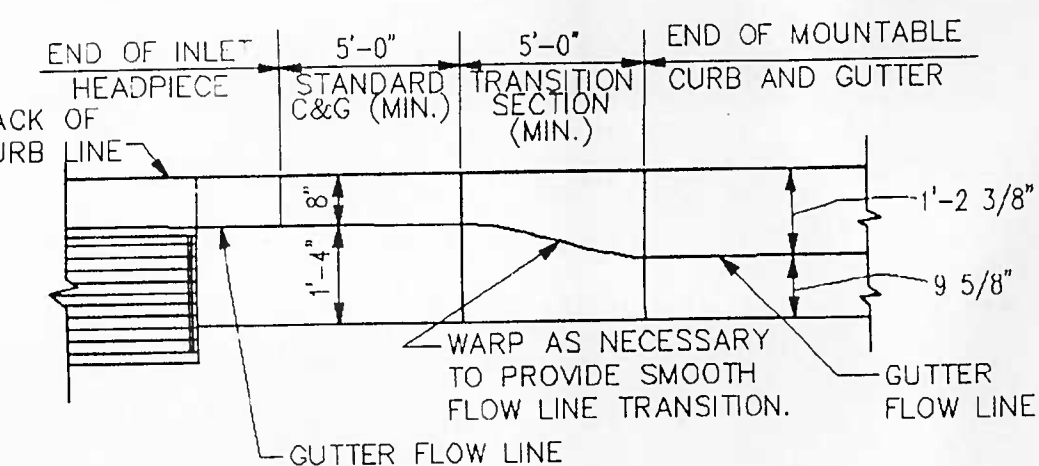
TYPE R-4 ROADWAY WITH MOUNTABLE CURB & GUTTER
SAIL DRIVE, MAST DRIVE, MAINSAIL DRIVE, BOOM DRIVE, FAIRWINDS DRIVE
CAPTAIN DRIVE (STA 2+42.20 TO STA 6+37.20), RIVEREDGE DRIVE
MILL CREEK DRIVE (STA 3+63.38 TO STA 12+63.58), &
CREEK VIEW DRIVE (STA 0+00 TO STA 14+97.29)
NO SCALE



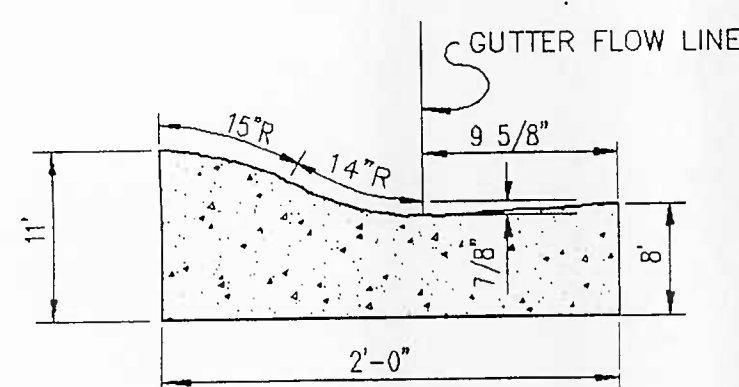
MODIFIED TYPE R-4 ROADWAY WITH STD. CURB & GUTTER
CREEK VIEW DRIVE (STA 24+67.64 TO 43+35.77)
NO SCALE



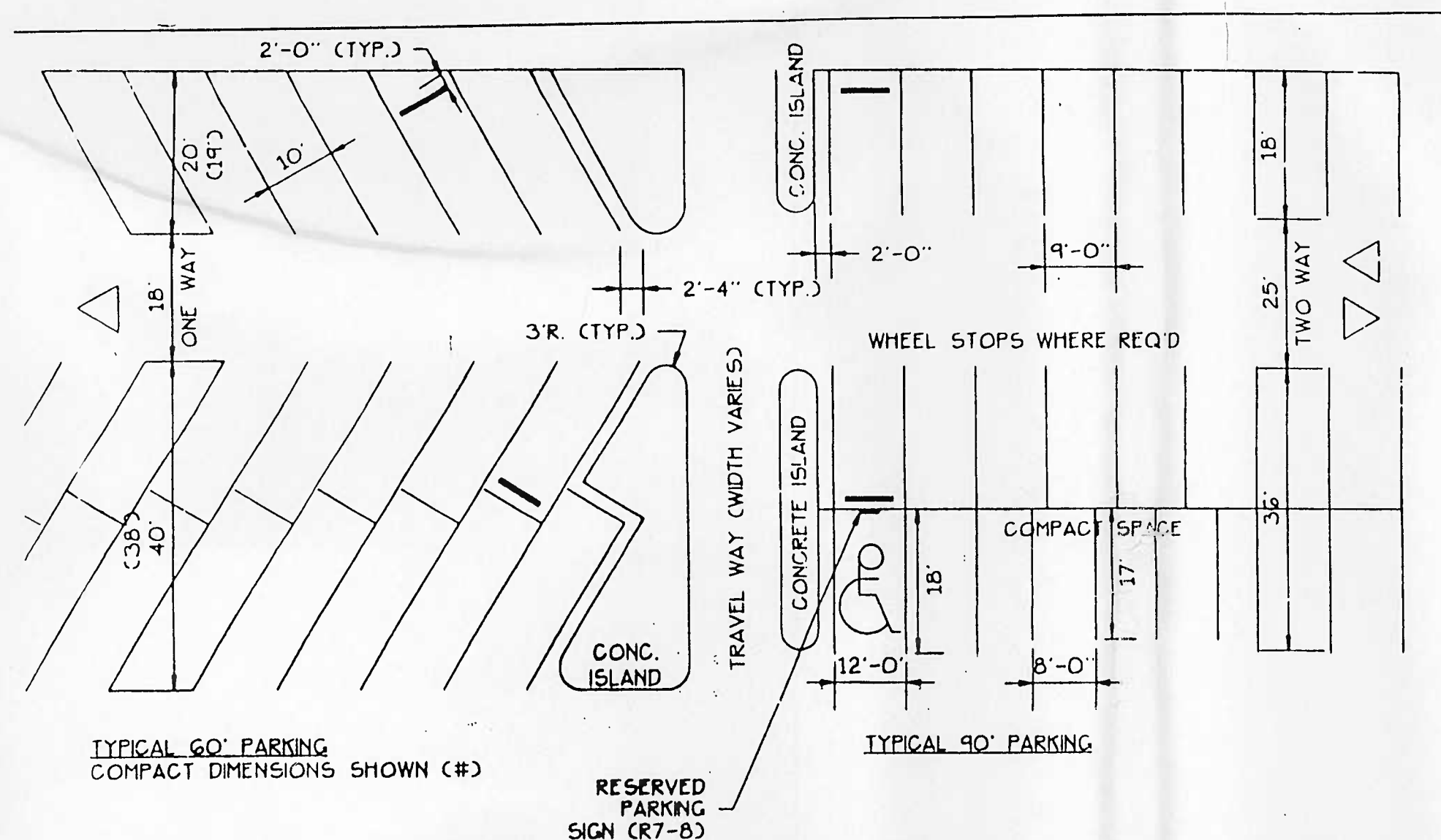
SECONDARY COUNTY COLLECTOR ROADWAY TYPE C-1
RUXTON ROAD, CALVERT MARINA ROAD, &
CREEK VIEW DRIVE (STA 14+97.29 TO STA 24+67.64)
NO SCALE



TYPICAL TRANSITION STANDARD CURB AND GUTTER TO MOUNTABLE CURB AND GUTTER



MOUNTABLE CURB AND GUTTER



- NOTE: 1. REGULAR SPACE TO BE 162 SQ. FT. (MIN.) COMPACT AND HADICAPPED AS SHOWN
2. OTHER PARKING ANGLES MAY BE APPROVED BY THE ENGINEER.
3. THE PAVEMENT SECTION SHALL BE AS OUTLINED IN SECTION 5.1.6 EXCEPT FOR POROUS PAVEMENT WHICH SHALL MEET WATER RESOURCES ADMINISTRATION AND MSHA STANDARDS.

APPROVED
JALVIRT COUNTY
ARYLAND
DIRECTOR
DEPARTMENT OF
PUBLIC WORKS

STANDARD ROAD + STREET DETAILS
TYPICAL 60' + 90' PARKING

REVISOR
DATE BY DESCRIPTION

STANDARD NUMBER
RD-11

APPROVED
ANNE ARUNDEL
COUNTY
DEPARTMENT OF
PUBLIC WORKS
DATE: DESIGN ENGINEER

STANDARD ROADWAY AND SITE IMPROVEMENT DETAILS
MOUNTABLE CURB AND GUTTER

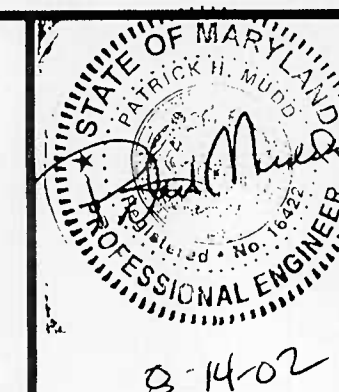
REVISOR
DATE BY DESCRIPTION

1
26

DESIGNED	TP	5-02	DATE
DRAWN	JLC	5-02	DATE
CHECKED	JBK	5-02	DATE
APPROVED	JBK	5-02	DATE

REVISIONS		
DATE	BY	DESCRIPTIONS

DAYTECH ENGINEERING, LLC
ENGINEERS • PLANNERS • SURVEYORS
44425 Pecan Court - Suite 153
California, MD 20619
Phone: (301) 863-0333 FAX: (301) 863-7460



OWNER / DEVELOPER
U.S. HOMES CORPORATION
10230 NEW HAMPSHIRE AVENUE
SUITE 300
SILVER SPRING, MARYLAND
PH. (301)-431-2400
FAX (301)-431-4720

PRELIMINARY PLAN DETAILS
SOLOMON'S HARBOR
DOWELL ROAD EXTENSION
CALVERT COUNTY, MARYLAND

SCALE: AS SHOWN DATE: MAY 2002 TTG PROJECT No. 501072 SHEET 12 OF 12

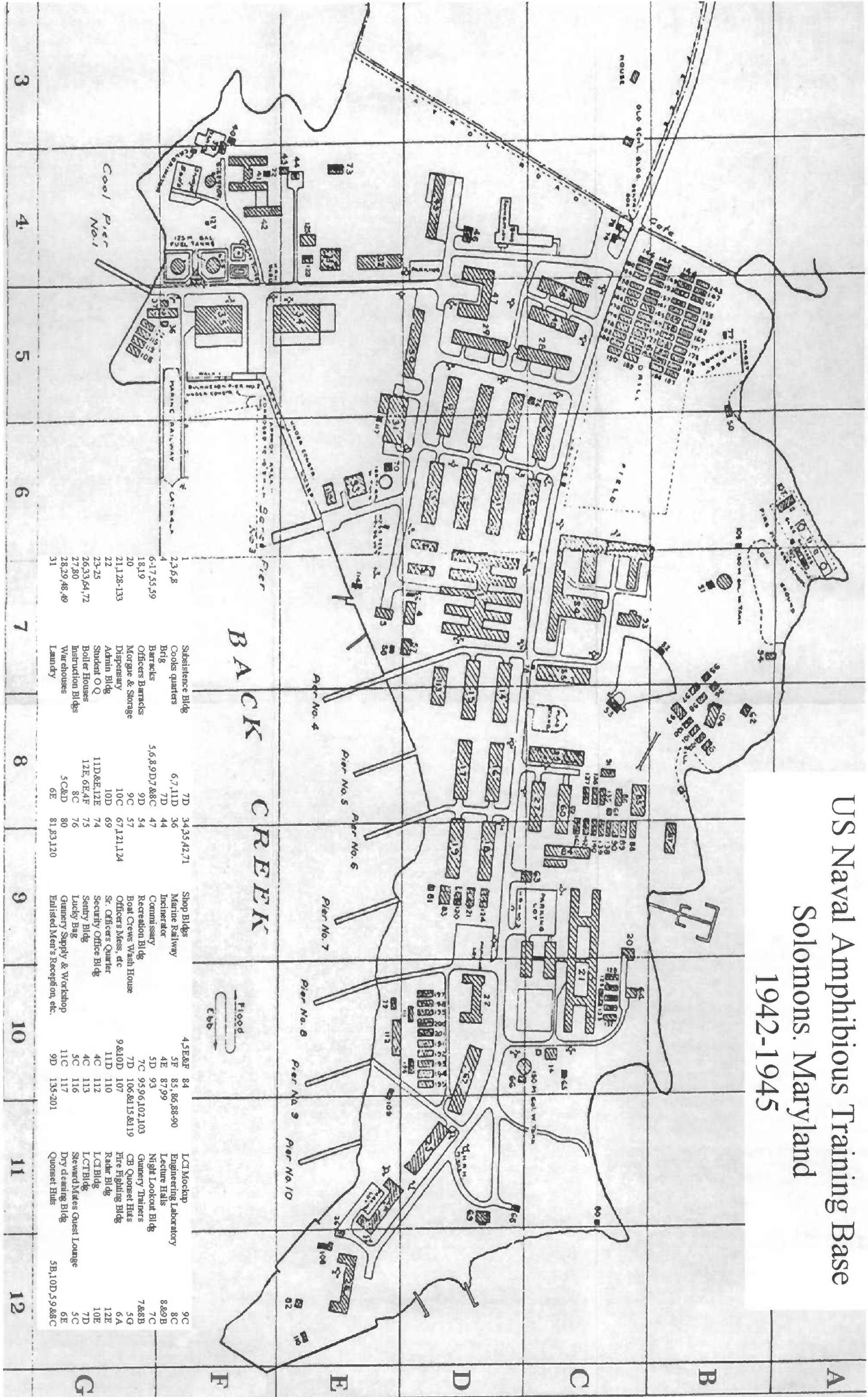
A black and white photograph of a busy street scene in New York City. A large crowd of people is walking along a wide sidewalk. In the background, there are tall buildings, including a prominent one with a clock tower. A streetcar is visible on the street, and a large sign is visible on the right side of the image.

A black and white photograph showing a large crowd of people, mostly men in dark suits and hats, gathered in front of a large, multi-story building. The building has a classical architectural style with many windows. The scene appears to be a formal event or a public gathering.

A black and white photograph showing a long line of sailors in uniform standing on a ship's deck. They are facing a long row of items laid out on the ground, possibly for inventory or distribution. The items appear to be various types of clothing or supplies. The sailors are wearing dark uniforms with white caps. The background shows the structure of the ship, including a large building-like structure.

“Our barracks resembled overgrown chicken coops”

US Naval Amphibious Training Base Solomons. Maryland 1942-1945



IN THE CIRCUIT COURT OF CALVERT COUNTY

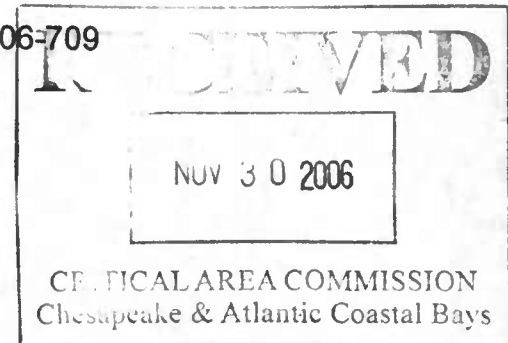
**PETITION OF:
MARTIN G. MADDEN**

**FOR JUDICIAL REVIEW OF THE
DECISION OF THE**

**CALVERT COUNTY PLANNING
COMMISSION**

**IN THE CASE OF
Preliminary Approval of Major Subdivision
Agency Case No.: SD-02-08A
THE HARBOURS AT SOLOMONS**

Case No. C 06-709



STIPULATION OF DISMISSAL AND JOINT MOTION FOR REMAND

Martin G. Madden, Chairman of Maryland State Critical Area Commission
for the Chesapeake and Atlantic Coastal Bays ("Critical Area Commission"),
Petitioner, by its attorneys, J. Joseph Curran, Jr., Attorney General, and
Marianne Dise, Assistant Attorney General; the Calvert County Planning
Commission, the Agency, by its attorney, John Yacovelle, and CG-Solomons
Marina, LLC, Respondent, by its attorneys, Timothy R. Henderson and Rich &
Henderson PC, being all parties to this appeal and desiring to enter into this
Stipulation of Dismissal and Motion for Remand of this matter to the Calvert
County Planning Commission wish this Court to Consider that:

WHEREAS, this is an appeal from an action by an administrative agency
filed pursuant to Maryland Rule 7-202 by Martin G. Madden, Chairman of the
Critical Area Commission (hereinafter Petitioner);

WHEREAS, Petitioner filed this appeal in response to an action by the

Planning Commission of Calvert County, Maryland (hereinafter Planning Commission);

WHEREAS, CG-Solomons Marina, LLC (hereinafter CG-Solomons) submitted to the Calvert County Planning Commission the proposed subdivision known as SD 02-08A, Harbours at Solomons, Lots 1-252 (the "Proposed Subdivision");

WHEREAS, the Planning Commission granted preliminary approval of the proposed subdivision at its May 17, 2006 regular meeting; subject to CG-Solomons obtaining approval from Petitioner of certain issues.

WHEREAS, in order to preserve Petitioner's rights and interest, Petitioner filed this Appeal challenging the Planning Commission's grant of preliminary approval of the Proposed Subdivision to CG-Solomons;

WHEREAS, Calvert County, CG-Solomons and the Petitioner have negotiated a mutually acceptable resolution of the issues as set forth in the Letter of Understanding by and between CG Solomons Marina LLC, Calvert County Planning Commission, and State of Maryland Critical Area Commission of November 15, 2006 (hereinafter "Letter of Understanding");

WHEREAS, the Letter of Understanding is incorporated and made part of this Stipulation with the same force and effect as if fully set forth herein;

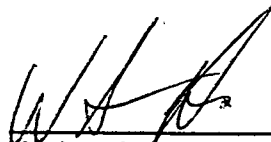
WHEREFORE, the Critical Area Commission being satisfied with resolution of all issues set forth in the Letter of Understanding and having no further disputes with the Planning Commission's preliminary approval of the Proposed Subdivision and CG-Solomons having the intent to satisfy the terms of

the Letter of Understanding, the parties respectfully request that this matter be dismissed and remanded to the Planning Commission for further administration consistent with the Letter of Understanding and the power and authority of that agency.

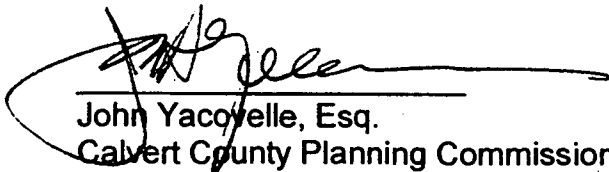
Respectfully submitted,



Marianne Dise, Esq.
Assistant Attorney General
State of Maryland
Critical Area Commission
1804 West Street
Annapolis, Maryland 21401
410 260 3466
Attorney for Martin G. Madden



Walter A. Reiter, III, Esq.
RICH & HENDERSON, PC
844 West Street
Annapolis, Maryland 21401
410 267 5900
410 267 5901 (fax)
Attorney for CG-Solomons



John Yacovelle, Esq.
Calvert County Planning Commission
8438 Mackall Road
Saint Leonard, Maryland 20685
888 819 3736
Attorney for Calvert County Planning Commission

IN THE CIRCUIT COURT OF CALVERT COUNTY

**PETITION OF:
MARTIN G. MADDEN**

**FOR JUDICIAL REVIEW OF THE
DECISION OF THE**

**CALVERT COUNTY PLANNING
COMMISSION**

Case No. C 06-709

**IN THE CASE OF
Preliminary Approval of Major Subdivision
Agency Case No.: SD-02-08A
THE HARBOURS AT SOLOMONS**

ORDER

The Joint Stipulation of Dismissal and Motion to Remand, having been read and considered it is this day of , 2006 hereby:

ORDERED that this Appeal of the action of the Calvert County Planning Commission be and is DISMISSED and further;

ORDERED that this matter be remanded to the Calvert County Planning Commission for further action.

Judge
Circuit Court for Calvert County

copies to: Marianne Dise, Esq.
John Yacovelle, Esq.
Walter A. Reiter, III, Esq.

LAW OFFICE
JOHN A. YACOVELLE

8438 MACKALL ROAD
ST. LEONARD, MD. 20685
PHONE OR FAX 1-888-819-3736
EMAIL: yacovelle@direcway.com

MEMBER OF MARYLAND NEW JERSEY DISTRICT OF COLUMBIA BARS
yacovelle@hughes.net

November 27, 2006

Clerk, Circuit Court for Calvert County
175 Main Street
Prince Frederick, Maryland 20678

RE: PRELIMINARY APPROVAL OF MAJOR SUBDIVISION
THE HARBORS AT SOLOMONS
CASE NO. C 06-709

Dear Clerk

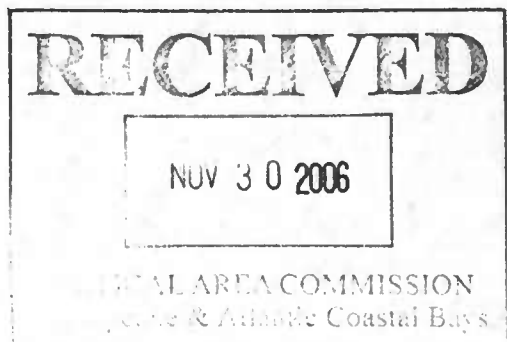
In the above matter, please find enclosed the following for filing:

1. Stipulation of Dismissal and Joint Motion for Remand;
2. Executed Letter of Understanding; and
3. Order for presentation to Judge Krug for execution if he finds it satisfactory.

Thank you for your cooperation.

Very truly yours,

JOHN A. YACOVELLE
JAY:dky
Cc: Marianne Dise, Esquire
Timothy R. Henderson, Esquire



IN THE CIRCUIT COURT OF CALVERT COUNTY

PETITION OF:
MARTIN G. MADDEN

FOR JUDICIAL REVIEW OF THE
DECISION OF THE

CALVERT COUNTY PLANNING
COMMISSION

Case No. C 06-709

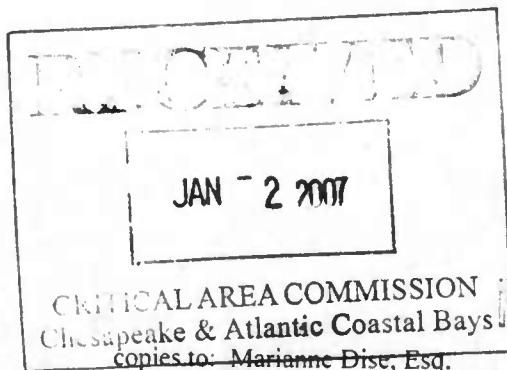
IN THE CASE OF
Preliminary Approval of Major Subdivision
Agency Case No.: SD-02-08A
THE HARBOURS AT SOLOMONS

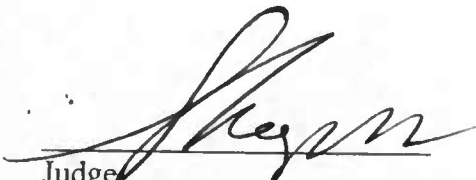
ORDER

The Joint Stipulation of Dismissal and Motion to Remand, having been read and considered it is this 18th day of December, 2006 hereby:

ORDERED that this Appeal of the action of the Calvert County Planning Commission be and is DISMISSED and further;

ORDERED that this matter be remanded to the Calvert County Planning Commission for further action.




Judge
Circuit Court for Calvert County

True Copy
FILED
DEC 18 2006
CALVERT COUNTY CLERK
CIRCUIT COURT


Clerk of Circuit Court

CIRCUIT COURT FOR CALVERT COUNTY

Kathy P. Smith

Clerk of the Circuit Court

175 Main Street

Prince Frederick, MD 20678

(410)-535-1660, TTY for Deaf: (410)-535-4392

(410) 535-1600 ext. 2395 or Toll Free: 1-888-535-0113

Case Number: 04-C-06-000709 AE

Marianne Mason

C4 Legal, Tawes Ofc Bldg.

580 Taylor Avenue

Annapolis, MD 21401

FOLD HERE

J. JOSEPH CURRAN, JR.
ATTORNEY GENERAL
DONNA HILL STATON
DEPUTY ATTORNEY GENERAL
MAUREEN M. DOVE
DEPUTY ATTORNEY GENERAL



STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF NATURAL RESOURCES

JOSEPH P. GILL
ASSISTANT ATTORNEY GENERAL
PRINCIPAL COUNSEL
MARIANNE D. MASON
ASSISTANT ATTORNEY GENERAL
DEPUTY COUNSEL

STUART G. BUPPERT, II
SHAUN P. K. FENLON
RACHEL L. EISENHauer
ROGER H. MEDOFF
SHARA MERVIS ALPERT
SAUNDRA K. CANEDO
PAUL J. CUCUZZELLA
ASSISTANT
ATTORNEYS GENERAL

WRITER'S DIRECT DIAL NO.:

(410) 260-8351

mmason@dnr.state.md.us

FAX NO.:

(410) 260-8364

June 14, 2006

Ms. Kathy P. Smith
Clerk, Circuit Court for Calvert County
175 Main Street
Prince Frederick, Maryland 20678

RE: *Petition of Martin G. Madden for Judicial Review of Decision of Calvert County
Planning Commission* in Case No. SD-02-08A

Dear Madam Clerk:

Please find enclosed for filing, pursuant to Rule 7-202 (a), a Petition for Judicial Review on behalf of Martin G. Madden, Chairman, Critical Area Commission for the Chesapeake and Atlantic Coastal Bays. Pursuant to Rule 7-202 (d), I have enclosed a copy of the Petition for the Calvert County Planning Commission.

Annotated Code of Maryland, Courts and Judicial Proceedings Article §7-202(b) exempts the State from Circuit Court filing fees. Thank you for your assistance in this matter.

Sincerely,

Marianne D. Mason
Deputy Counsel

cc: Martin G. Madden

**IN THE CIRCUIT COURT OF MARYLAND
FOR CALVERT COUNTY**

PETITION OF:

MARTIN G. MADDEN,
Chairman, Critical Area Commission for
the Chesapeake and Atlantic Coastal Bays
1801 West Street, Suite 100
Annapolis, Maryland 21401

*

*

FOR JUDICIAL REVIEW OF

A Decision of the
**CALVERT COUNTY PLANNING
COMMISSION**
Calvert County Services Building
150 Main Street
Prince Frederick, Maryland 20678

*

*

In the Matter of:

Preliminary Approval of Major Subdivision
Case No. SD-02-08A,
THE HARBOURS AT SOLOMONS

*

CIVIL ACTION No.

* * * * *

PETITION FOR JUDICIAL REVIEW

Martin G. Madden, Chairman of the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays, ("Chairman Madden") by his attorneys, J. Joseph Curran, Jr., Attorney General of Maryland, and Marianne D. Mason, Assistant Attorney General, pursuant to Maryland Rule 7-202, files this Petition for Judicial Review and states:

1. Chairman Madden hereby requests judicial review of the May 17, 2006 Decision of the Calvert County Planning Commission in the above-captioned matter No. SD-02-08A, The Harbours at Solomons, Preliminary Approval of Major Subdivision. The Planning Commission's Decision granted preliminary approved for a subdivision of land in Calvert County's Chesapeake Bay Critical Area.
2. Chairman Madden submitted written comments to the Planning Commission staff. Approval

of a new subdivision plat or approval of a site plan in the County's Critical Area constitutes a "project approval" under Annotated Code of Maryland, Natural Resources Article, §8-1811, which approval may not be granted unless the project approval is consistent with and complies with the Critical Area law.

3. Chairman Madden has standing and the right and authority to file this Petition for Review of the Planning Commission's project approval pursuant to Annotated Code of Maryland, Natural Resources Article, 8-1812(a) and (c).

Respectfully submitted,

J. JOSEPH CURRAN, JR.
Attorney General of Maryland



Marianne D. Mason
Assistant Attorney General
Department of Natural Resources
580 Taylor Avenue
Annapolis, Maryland 21401
(410) 260-8351

Attorneys for Martin G. Madden, Chairman
Critical Area Commission for the
Chesapeake and Atlantic Coastal Bays



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Date March 17, 2006

PLEASE FORWARD THIS TRANSMITTAL TO THE FOLLOWING:

ATTN: Ren Seery

TO: _____

FAX #: 410-974-5338

FROM: Betsy Russell
 Phone Number: 410 544-3000

Number of pages (including cover sheet) (3)

Additional information:

We will all come to
 your office.

Dear Ren:

We would like to arrange a meeting with
 you, Regina & Claudia, A.S.A.P. The Developer

FAX NUMBER: 410 544-6067

Bill Carroll -
 Dr. Tony Burrell

WE INVITE YOU TO CALL UPON US FOR ALL YOUR SETTLEMENT NEEDS

E. Tom Denny

We do not understand how the
 County can stop a project and say
 now its all 100
 now buffer applies when it
 was buffer exempt.

03/16/2006 16:04 FAX

CLASSIC COMMUNITY CORP

001/003

Mar 14 06 02:46p

Collinson, Oliff & Assoc

4105353103

P. 1

**Collinson, Oliff &
Associates, Inc.**PO Box 2208
Prince Frederick, MD 20678
Phone: 410-535-3101 - 301-856-1598
Fax: 410-535-3103
Email: info@coainc.com**Fax**

Betsy Russell

410-544-6067

To: ~~John Swartz~~Fax: ~~301-913-0402~~

Attn:

Phone: 301-913-0404

From: John Swartz

Bim Gerald

Pages: 3 including cover

Date: March 14, 2006

CCI

Project: The Harbours at Solomons

Re: Environmental Comments

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Bill,

Please call me to discuss these comments. I have put a call into John Swartz to ask him for any correspondence or written policies regarding item 1. We will probably have to make all the new slips part of the marina and provide slips to the residents. I am forwarding this to Matt also.

John

410 - 974 - 5338

Note: The information contained in this message may be privileged and confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately. Thank you, C.O.A. Inc.

Mar 14 05 02:48p

Collinson, Cliff & Assoc. 4105353103

p. 2

MAJOR SUBDIVISION REVIEW

DEPARTMENT OF PLANNING AND ZONING

DATE: March 10, 2006

MEMO TO: Carolyn Sunderland
Principal Planner

VIA: Olivia Vidotto
Subdivision Planner

MEMO FROM: John Swartz
Planner I

RE: SD-02-08A
The Harbor at Solomons

* ITEMS THAT NEED
TO BE ADDRESSED NOW

Comments of Planning and Zoning Environmental Review:

- * 1. Currently there are no regulations governing subdivisions in buffer exempt IDA areas, therefore this subdivision must hold a 100' buffer in the Critical Area, or wait until the regulations are modified.
- * 2. Please show the calculations used to determine the number of slips available for this subdivision.
- * 3. Show the lateral lines and 25-foot setbacks.
4. A covenant shall be placed on the plat that prohibits piers on individual lots.
- * 5. Provide the length of shoreline to aid in determining the amount of slips permitted as in Section 9-7.05 of the Calvert County Ordinance.
6. Community piers are expressly for the use of lot owners, or tenants, and may not be used or rented by any other person. Place a note on the plat to that effect.
- * 7. A community pier requires an access road or drive be constructed, a turn around and at least one parking space for every three slips. These areas must be stabilized in a pervious manner or be placed out of the 100-foot buffer.
8. Piers and mooring pilings must be 10 feet from the mapped harbor line.
9. State and Federal permits must be provided prior to construction of piers or mooring pilings.
- * 10. Development in the IDA requires that there be a 10% reduction in pollutants. Please show or describe these Best Management practices as required by Section 8-1.01.h. These off-acts shall be approved by the County Engineer.

11. Where the walkway crosses non-tidal wetlands impacts to wetlands or buffers require State/Federal permits.
12. Walkways and paths should remain pervious.
13. The extent of the parcel shoreward of the new development or redevelopment shall be required to remain or shall be established in natural vegetation. Areas in the 100-foot buffer and 30-foot buffers as in Parcel "G" shall be replants and bonded. Please provide a planting plan and schedule for the planting.
14. Architectural review will be required prior to issuance of building permits. done —
WHY AN ENV. REVIEW?



DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT, CORPS OF ENGINEERS
10 SOUTH HOWARD STREET
BALTIMORE, MARYLAND 21201

August 22, 2001

REPLY TO
ATTENTION OF:
Operations Division

Subject: CENAB-OP-RMS(CALVERT MARINA AND OYSTER COVE)01-02241-4

Calvert Marina and Oyster Cove
c/o McCarthy and Associates, Inc.
14458 Old Mill Road, Suite 201
Upper Marlboro, Maryland 20772

Gentlemen:

This is in reference to your letter dated July 30, 2001, requesting a jurisdictional determination (JD) and verification of the delineation of Waters of the United States of Back Creek and Mill Creek, off the Patuxent River, including jurisdictional wetlands, on your property located off Dowell Road at Solomon's Landing, Calvert County, Maryland.

A field inspection was conducted on August 10, 2001 by Ms. Kathy Blagburn. This inspection indicated that the delineation of Waters of the United States, including jurisdictional wetlands, on the drawing enclosed with your request dated July 30, 2001, is accurate as noted on the enclosed maps dated February 7, 2001. Those areas indicated as Waters of the United States, including tidal or non-tidal wetlands are regulated by this office pursuant to Section 10 of the River and Harbor Act of 1899 and/or Section 404 of the Clean Water Act. Enclosed is a document that outlines the basis of our determination of jurisdiction over these areas.

Please note that on March 28, 2000, an administrative appeals process was established for JDs. Enclosed is a JD appeals form that can be used if you believe the JD you received warrants further review. You may accept this JD, submit new information seeking reconsideration of the JD or appeal the JD. If you accept the JD, you do not need to notify the Corps. A JD will be reconsidered if you submit new information or data to the Baltimore District Engineer (DE) within 60 days from the date of this letter. If you decide to appeal the approved JD, please submit the attached form within 60 days from the date of this letter to our Division Engineer at the following address:

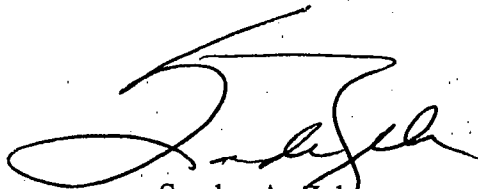
Commander, U.S. Army Corps of Engineers
North Atlantic Division
Building 301
Fort Hamilton Military Community
Brooklyn, NY 11252-7600.

If we do not hear from you within 60 days, we will consider this JD accepted by you. This approved JD is valid for five years from the date of issuance unless new information warrants a revision before the expiration date.

You are reminded that any grading or filling of Waters of the United States, including jurisdictional wetlands, is subject to Department of the Army authorization. State and local authorizations may also be required to conduct activities in the locations. In addition, the Interstate Land Sales Full Disclosure Act may require that prospective buyers be made aware, by the seller, of the Federal authority over any Waters of the United States, including jurisdictional wetlands, being purchased.

I am forwarding a copy of this letter to the Maryland Department of the Environment. If you have any questions concerning this matter, please call Ms. Kathy Blagburn of this office at (410) 962-5690.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sandra A. Zelen', with a large, stylized initial 'S'.

Sandra A. Zelen
Enforcement Program Manager

BASIS OF JURISDICTIONAL DETERMINATION

Applicant: Calvert Marina and Oyster Cove
File No.: 200102241

Date: August 14, 2001

1. The jurisdictional determination outlined in the attached letter was based on the following:

___ A. There are no Waters of the United States present at the site.
___ Does not meet any of the items listed below

XXX B. The Waters of the United States present at the site are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce. This includes waters which are subject to the ebb and flow of the tide.

___ C. The Waters of the United States at the site are interstate waters, including interstate wetlands.

___ D. The Waters of the United States at the site are other waters such as intrastate lakes, rivers, streams (including intermittent streams, mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes or natural ponds containing a nexus to interstate commerce).

The nexus to interstate commerce consists of:

- ___ recreational or other purposes
- ___ fish or shellfish
- ___ industrial or commercial purpose
- ___ habitat for migratory birds or game birds or wildlife
- ___ commercial saleable timber products
- ___ sand, gravel, oil, gas or other commodities of commerce
- ___ other _____

___ E. The Waters of the United States present at the site contain impoundments of waters otherwise defined as Waters of the United States

XXX F. The Waters of the United States present at the site are part of a tributary system to waters identified in B-E above.

___ G. The Waters of the United States present at the site are part of the territorial seas.

XXX H. There are wetlands present at the site which are adjacent to waters identified in B-G above.

2. The lateral extent of the Waters of the United States, including wetlands at the site identified on the accompanying map was based on one or more of the following:

XXX A. The presence of wetlands has been determined by the U.S. Army Corps of Engineers 1987 Wetlands Delineation Manual and guidance supporting the manual.

XXX B. Ordinary high water mark, mean high water mark, high tide line, mean high tide line.

Kathy Haggman

Project Manager

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: Kevin M. McCarthy	File Number: 200102241	Date: AUG 22 2001
Attached is:		See Section Below
INITIAL PROFFERED PERMIT (Standard Permit or Letter of Permission)	A	
PROFFERED PERMIT (Standard Permit or Letter of Permission)	B	
PERMIT DENIAL	C	
APPROVED JURISDICTIONAL DETERMINATION	D	
PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations (JD) associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Sandy Zelen
Regulatory Branch Baltimore District
P.O. Box 1715
Baltimore, MD 21203-1715
(410) 962-6028 or 3670

If you only have questions regarding the appeal process you may also contact:

North Atlantic Division
CON-OPS Division, Regulatory Branch
Building 301
Fort Hamilton Military Community
Brooklyn, NY 11252-7600
(718) 491-8728

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of applicant or agent.

Date:

Telephone number:

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
CALVERT COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 01 Account Number - 012185

Owner Information

Owner Name: CALVERT MARINA LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: PO BOX 157 Deed Reference: 1) KPS/ 1147/ 580
SOLOMONS MD 20688-0157 2)

Location & Structure Information

Premises Address
14415 DOWELL RD
DOWELL 20629

Legal Description
92.43 AC
END OF DOWELL ROAD
MILL CREEK & BACK CREEK

WATERFRONT

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
44	16	294	01					3	

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1960	36,973 SF	92.15 AC	
Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments	
			As Of 07/01/2005	As Of 07/01/2006
Land:	5,465,300	5,839,100		
Improvements:	998,400	2,176,000		
Total:	6,463,700	8,015,100	6,463,700	6,980,833
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHARLES A GAMBRILL SONS	Date: 10/14/1982	Price: \$2,837,608
Type: IMPROVED ARMS-LENGTH	Deed1: KPS/ 1147/ 580	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

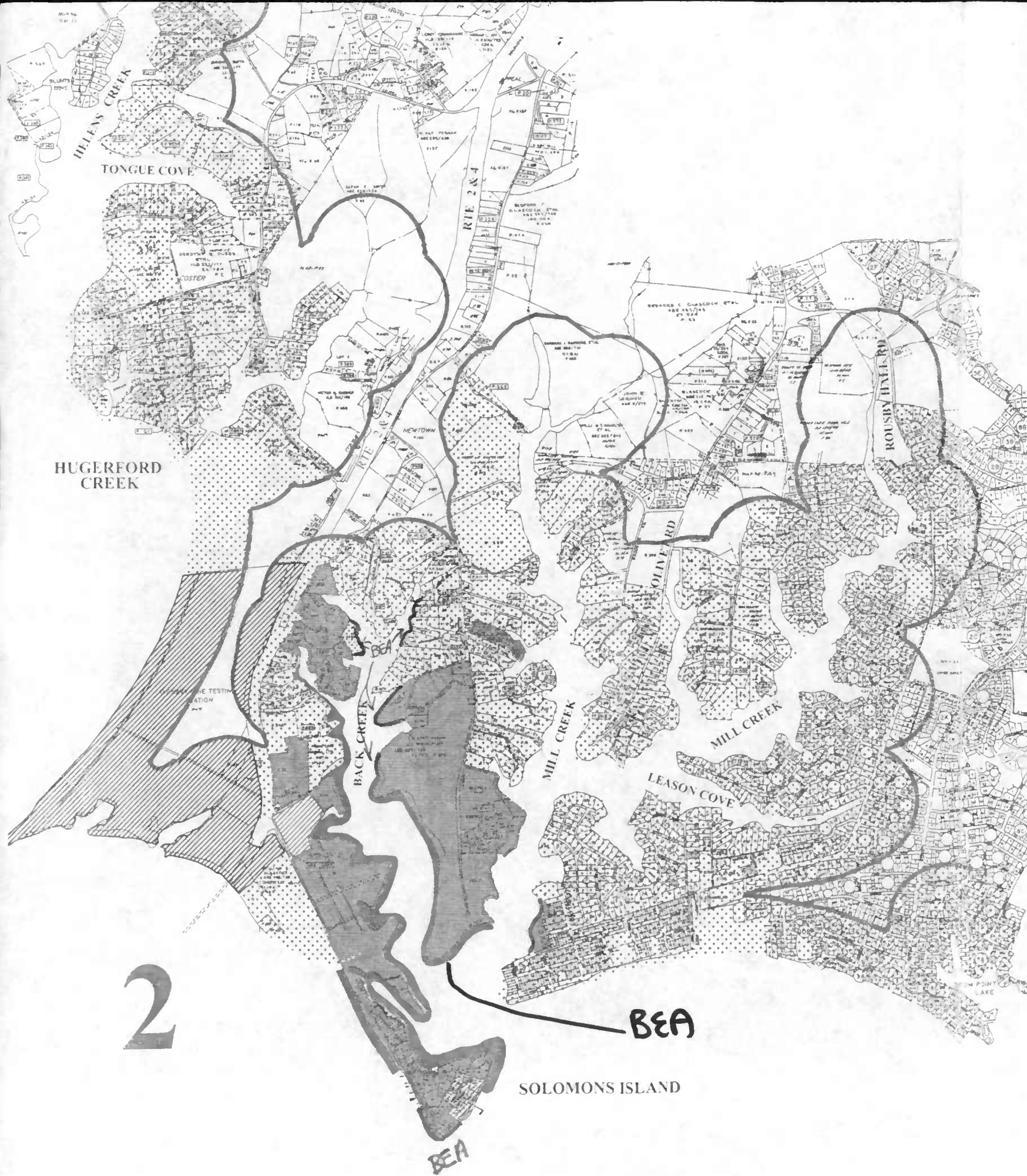
Exemption Information

Partial Exempt Assessments	Class	07/01/2005	07/01/2006
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *



INFORMATION STATEMENT

OWNER: CALVERT MARINA, LLC
P.O. BOX 157
SOLOMONS, MD 20688

APPLICANT: CC GROUP, LLC
P.O. BOX 157
SOLOMONS, MD 20688

CONSULTANT: COLLINSON, OLIFF AND ASSOCIATES, INC.
P.O. BOX 2208
PRINCE FREDERICK, MD 20678
(410) 535-3101

DEED REFERENCE: K.P.S. 1147/580 & A.B.E. 390/514

DEED DATE: DECEMBER 30, 1998 & DECEMBER 30, 1998

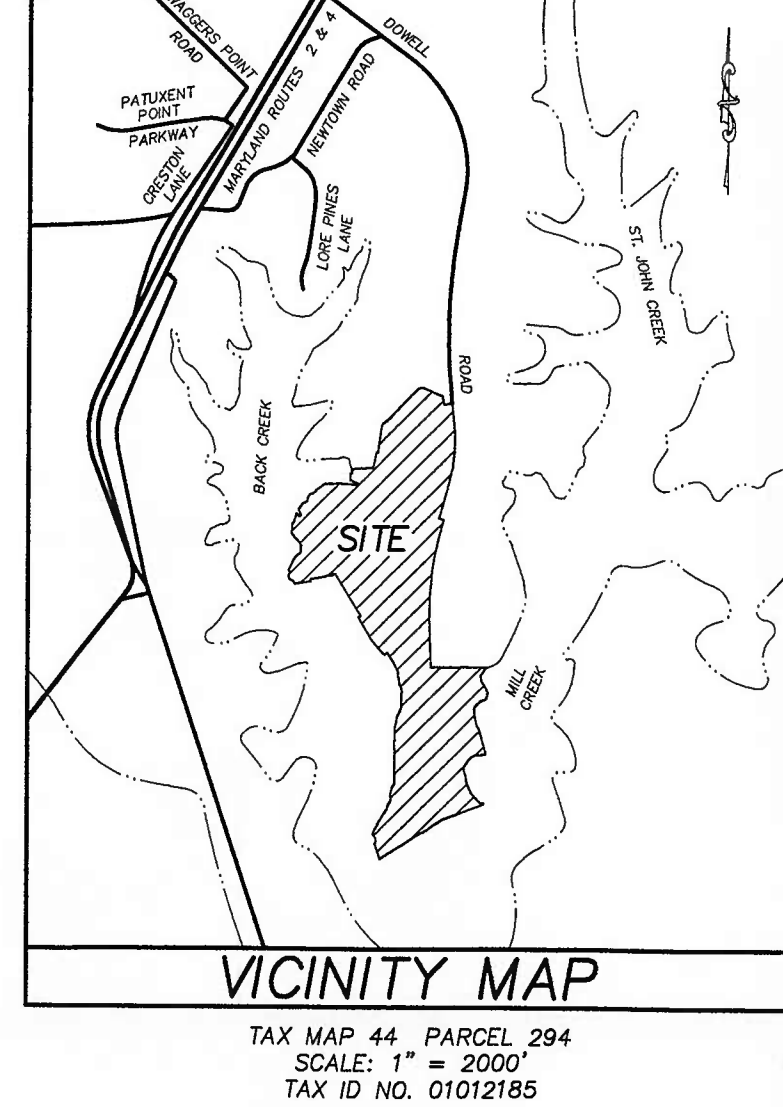
CURRENT ZONING: TC (CRITICAL AREA: IDA)

WATER PLANNING CATEGORY: W1

SEWER PLANNING CATEGORY: S1

PREDOMINATE SOIL TYPES: BUTLERTOWN, MATAPEAKE AND
RUMFORD-EYESBORD

TOTAL AREA: 97.743 AC±
AVERAGE LOT SIZE: 7,269 SF±
MINIMUM LOT SIZE: 4,691 SF±
TOTAL NUMBER OF LOTS: 252
RIGHT-OF-WAY AREA: 15,706 AC±
LOT AREA: 42,053 AC±
AREA IN PARCELS: 9,946 AC±
RESIDUE AREA: 29,789 AC±
WIDENING STRIP AREA: 0,249 AC±



BACK CREEK

MILL CREEK

CURVES AND DISTANCES	
1	100'
2	100'
3	100'
4	100'
5	100'
6	100'
7	100'
8	100'
9	100'
10	100'
11	100'
12	100'
13	100'
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91	100'
92	100'
93	100'
94	100'
95	100'
96	100'
97	100'
98	100'
99	100'
100	100'

- LEGEND
- 100 YEAR FLOOD PLAIN
 - LIMIT OF NON-DISTURBANCE VEGETATED BUFFER
 - NON-TIDAL WETLANDS
 - SHARED DRIVEWAY EASEMENT
 - BEACH ACCESS EASEMENT
 - 100' BUFFER EXEMPTION AREA IMPACTED BY SUBDIVISION
 - LANDSCAPE AREAS
 - LIMIT OF RESIDENTIAL SUBDIVISION
 - PLANNING WITHIN STORMWATER MANAGEMENT AREAS

NOTES

- TOPOGRAPHY SHOWN HEREON TAKEN FROM AN AERIAL SURVEY BY POTOMAC AERIAL SURVEYS. DATUM IS NGVD 1988 WITH A 2' CONTOUR INTERVAL.
- THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE CALVERT COUNTY STORMWATER MANAGEMENT ORDINANCE.
- BUILDING RESTRICTION LINES ARE AS FOLLOWS: 15' FRONT (EXCEPT ALONG DOWELL ROAD WHERE IT IS 50' UP TO RIVERWATCH DRIVE), 5' SIDES AND 20' REAR.
- THIS PROPERTY LIES ENTIRELY WITHIN THE CRITICAL AREA (IDA).
- THIS SUBDIVISION IS AGE RESTRICTED (55 AND OVER).

PRELIMINARY PLAN
THE HARBOURS AT SOLOMONS
LOCATED IN DOWELL
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING AND ZONING CASE NO. SD 02-08A

COLLINSON, OLIFF & ASSOCIATES, INC.
Surveyors • Engineers
Land Planners
288 MERRIMAC COURT
PRINCE FREDERICK, MARYLAND 20678
410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
FEB. 2006	1" = 100'
JOB NO.	DRAWN BY
1-0667	SH
FLIP SET	APPROVED
27-06-06	JSO
DATE	REVISION
04/19/06	ADD EXISTING BUFFER
04/19/06	REUSE LOT LAYOUT
04/26/06	REUSE PARCELS, CIRCULOSE
04/27/06	REUSE REG. AREA ADDRES